



ESTATE AGENTS

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**Offers In Excess Of £225,000**

PCM Estate Agents offer to the market CHAIN FREE an opportunity to acquire this well-presented and well-proportioned THREE BEDROOM TERRACED HOUSE, positioned off the road with NICE VIEWS extending from the front aspect.

Inside, there are modern comforts including gas fired central heating and double glazing. Accommodation comprises an entrance hall, lounge, KITCHEN-DINER, upstairs landing, THREE BEDROOMS and a bathroom. The GARDEN is a real feature, being relatively level and FAMILY FRIENDLY with a block paved patio and section of lawn.

Tucked away off the road in a quiet spot, conveniently positioned within easy reach of amenities within the area and schooling establishments, as well as access roads leading to nearby Ore Village with its range of amenities and Hastings town centre.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

### **COMPOSITE DOUBLE GLAZED FRONT DOOR**

Opening into:

### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, wood laminate flooring, door to:

### **LIVING ROOM**

13'1 x 13'1 (3.99m x 3.99m)

Radiator, coving to ceiling, dado rail, door to kitchen-diner, double glazed window to front aspect.

### **KITCHEN-DINER**

16' max x 10'3 (4.88m max x 3.12m)

Wood laminate flooring, part tiled walls, radiator, ample space for dining table, utility cupboard with space and plumbing for washing machine and potential space for tumble dryer over, wall mounted cupboard concealed boiler. Fitted with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces over, five ring gas hob with waist level oven and

separate grill, inset one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer, double glazed window and door to rear aspect having views and access to the garden.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, doors to:

### **BEDROOM**

12'7 x 10'4 (3.84m x 3.15m)

Measurement excludes door recess, radiator, coving to ceiling, double glazed window to front aspect with far reaching views over Hastings, including some views of the South Downs and towards the sea.

### **BEDROOM**

10'1 x 10' (3.07m x 3.05m)

Coving to ceiling, dado rail, radiator, built in cupboard with shelving, double glazed window to rear aspect having views onto the garden.

### **BEDROOM**

9'2 max x 7'3 max (2.79m max x 2.21m max )

Exposed wooden floorboards, coving to ceiling, radiator, double glazed window to front aspect having views over Hastings and to Beachy Head, the South Downs and partial views of the sea.

### **BATHROOM**

Panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, low level wc, tiled walls, tiled flooring, heated towel rail, two double glazed pattern glass windows to rear aspect.

### **OUTSIDE - FRONT**

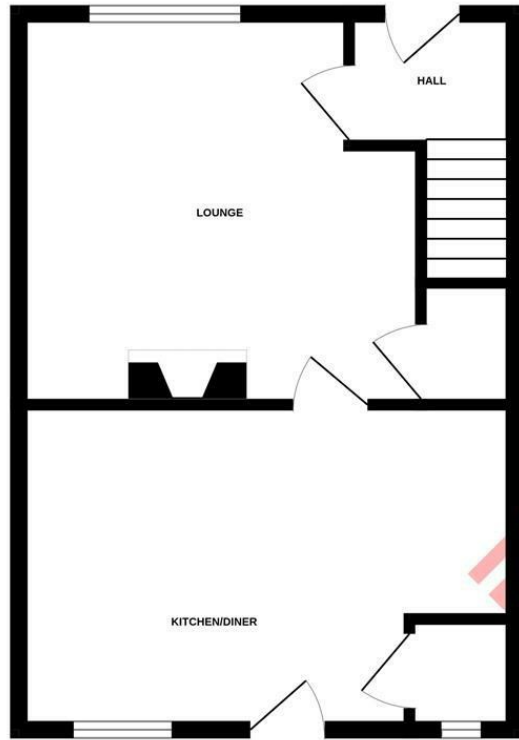
Enclosed courtyard style garden with gated access and path leading to the front door.

### **REAR GARDEN**

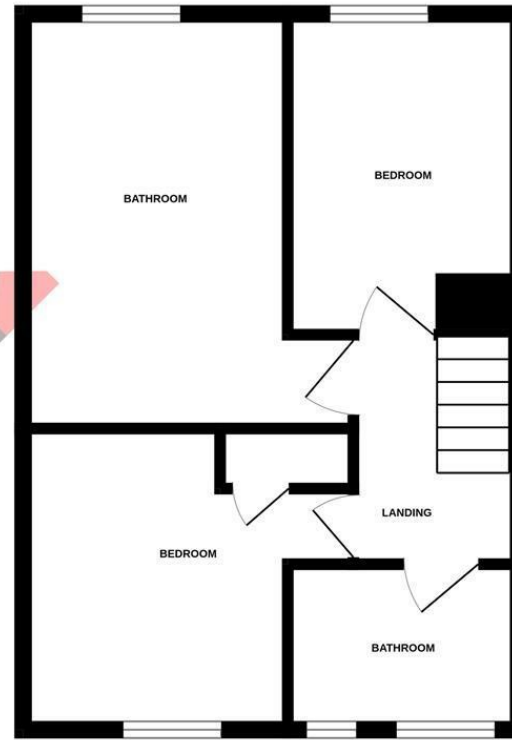
Good sized and family friendly, relatively level with a block paved patio, section of lawn, wooden shed, gated side access and outside water tap.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	