



ESTATE AGENTS

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**Offers In Excess Of £269,500**



PCM Estate Agents are delighted to present to the market an opportunity to acquire this ATTRACTIVE OLDER STYLE TWO BEDROOM VICTORIAN TERRACED HOUSE conveniently positioned on this sought-after street within Hastings. Located within easy reach of a number of amenities including Alexandra Park and popular schooling establishments.

Step inside to be greeted by a spacious entrance hall with a DUAL ASPECT BAY FRONTED LOUNGE-DINING ROOM, kitchen, upstairs landing, TWO DOUBLE BEDROOMS and a bathroom with electric shower over bath. The property benefits from a LOVELY GARDEN, gas central heating and double glazing.

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

### **DOUBLE GLAZED FRONT DOOR**

Opening to:

### **ENTRANCE HALL**

Stairs rising to upper floor accomodation, under stairs recessed area and storage cupboard, wood laminate flooring, wall mounted thermostat control, radiator, door opening to:

### **LOUNGE**

14'7 into bay x 11'6 (4.45m into bay x 3.51m)

Double glazed bay window to front aspect, double radiator, television point, fireplace, open plan to:

### **DINING ROOM**

11'2 x 9'9 (3.40m x 2.97m)

Double radiator, double glazed window to rear aspect with views onto the garden.

### **KITCHEN**

10'11 x 8'5 (3.33m x 2.57m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with waist level oven and grill, inset one & ½ bowl drainer-sink unit wit mixer tap, space and plumbing for washing machine, space for under counter fridge freezer, part tiled walls, tiled flooring,

double glazed window and door to side aspect, double glazed window to rear aspect.

### **FIRST FLOOR LANDING**

Doors leading to:

### **BEDROOM**

16' max x 15' into bay (4.88m max x 4.57m into bay )

Coving to ceiling, picture rail, fireplace, double radiator, double glazed bay window and additional window to front aspect.

### **BEDROOM**

10'6 x 9'9 (3.20m x 2.97m )

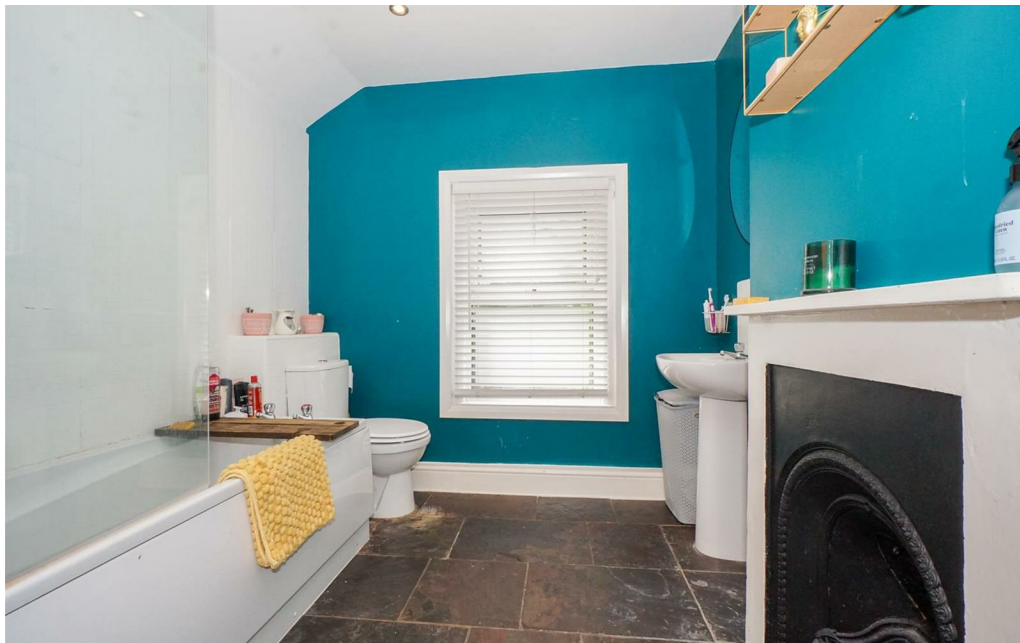
Fireplace, built in storage, double glazed window to rear aspect with views down the garden.

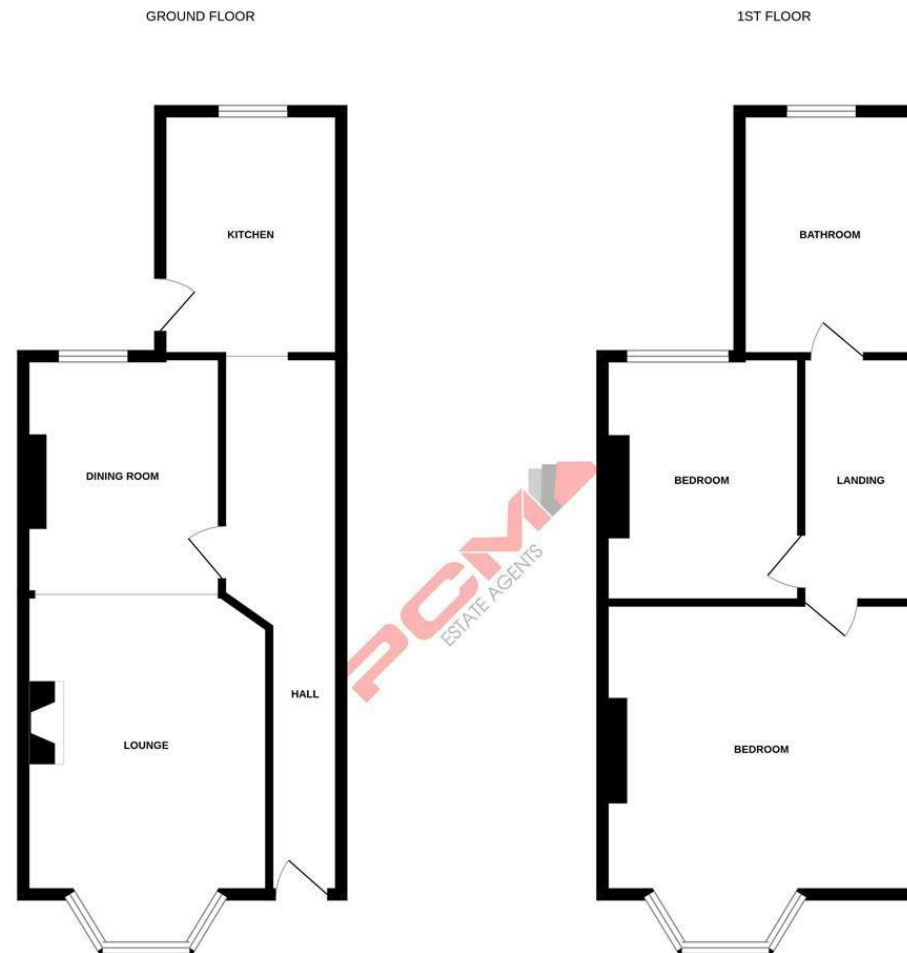
### **BATHROOM**

Tiled flooring, down lights, panelled bath with electric shower over and glass shower screen, pedestal wash hand basin, low level wc, part tiled walls, ladder style heated towel rail, double glazed window to rear aspect.

### **REAR GARDEN**

Laid to lawn with a patio area, fenced boundaries.





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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |