



ESTATE AGENTS

**64, Boyne Road, Hastings, TN35 5NZ**

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**Price £289,950**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this **OLDER STYLE THREE BEDROOM TERRACED HOUSE** conveniently positioned on this incredibly sought-after road within the Clive Vale region of Hastings. Located just a short walk from Hastings historic Old Town, Hastings Country Park, popular schooling establishments and nearby amenities.

Inside the property offers modern comforts including gas fired central heating and double glazing, occupying an **ELEVATED POSITION** set back from the road with **LOVELY VIEWS** over the reservoir. Accommodation is arranged over two floors and comprises an entrance hall, **DUAL ASPECT LOUNGE-DINER**, kitchen, ground floor bathroom, upstairs landing **THREE GOOD SIZED BEDROOMS** and a **SHOWER ROOM**.

This **OLDER STYLE FAMILY HOME** must be viewed to fully appreciate the convenient position and well-proportioned accommodation. 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 accommodation, wall mounted vertical column style radiator, oak wood flooring, doors opening to:

#### **LOUNGE-DINING ROOM**

18'8 max x 13'7 max (5.69m max x 4.14m max)

Under stairs storage cupboard, continuation of the oak wood flooring, radiator, television point, fireplace, dual aspect room with double glazed window to front having lovely views over Boyne Road and towards the reservoir and double glazed French doors providing a pleasant outlook and access onto the garden.

#### **KITCHEN**

10'8 x 8'9 (3.25m x 2.67m )

Fitted with a matching range of base level cupboards and drawers with worksurfaces over and tiled splashbacks, space for cooker, fitted cooker hood, space and plumbing for washing machine and dishwasher, ceramic drainer-sink with mixer tap, column style vertical radiator, down lights, tile effect vinyl

flooring, two double glazed windows and a double glazed single door to rear aspect with views and access onto the garden.

#### **DOWNSTAIRS BATHROOM**

Panelled bath with mixer tap and shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, tiled flooring, ladder style heated towel rail, down lights, extractor for ventilation, double glazed obscured glass window to front aspect.

#### **FIRST FLOOR LANDING**

Double glazed window to front aspect having lovely views over Clive Vale and over the reservoir, loft hatch providing access to loft space, doors opening to:

#### **BEDROOM**

12'5 x 11'5 (3.78m x 3.48m)

Radiator, double glazed window to rear aspect with views over the garden.

#### **BEDROOM**

12'9 x 10'11 (3.89m x 3.33m)

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

#### **BEDROOM**

8'8 x 8' (2.64m x 2.44m)

Radiator, double glazed window to front aspect having lovely views over Clive Vale and including views of the reservoir.

#### **SHOWER ROOM**

Corner dual flush low level wc, wall mounted wash hand basin with mixer tap, walk in shower with rain style shower head, tiled walls, tiled flooring, extractor fan for ventilation, down lights, chrome ladder style heated towel rail.

#### **OUTSIDE - FRONT**

Occupying an elevated position set back from the road with steps up to the front door, hand rail, area of lawn, patio area offering ample space for bistro style table and chairs offering a perfect spot to sit out and enjoy those pleasant views over the reservoir.

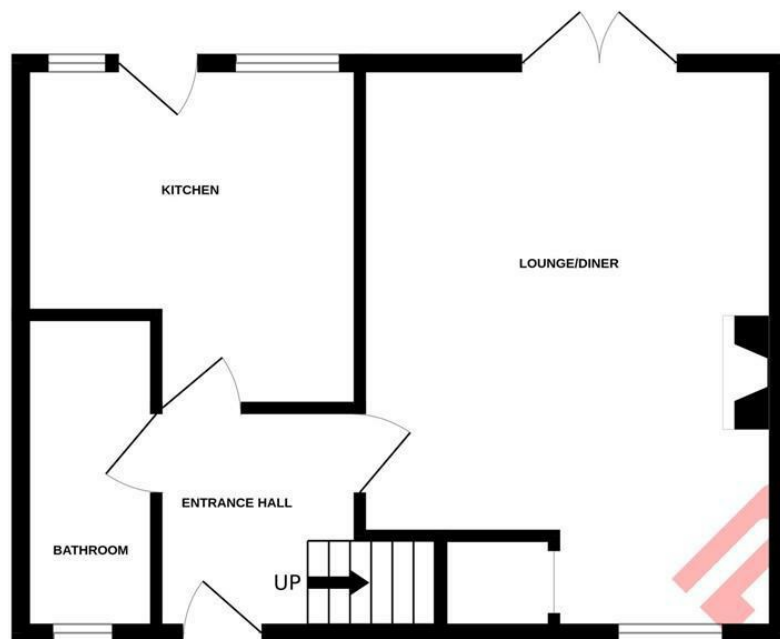
#### **REAR GARDEN**

Landscaped and terraced, offering ample outdoor space with patio seating areas, right of access to the right hand side for neighbouring properties, outside water tap.

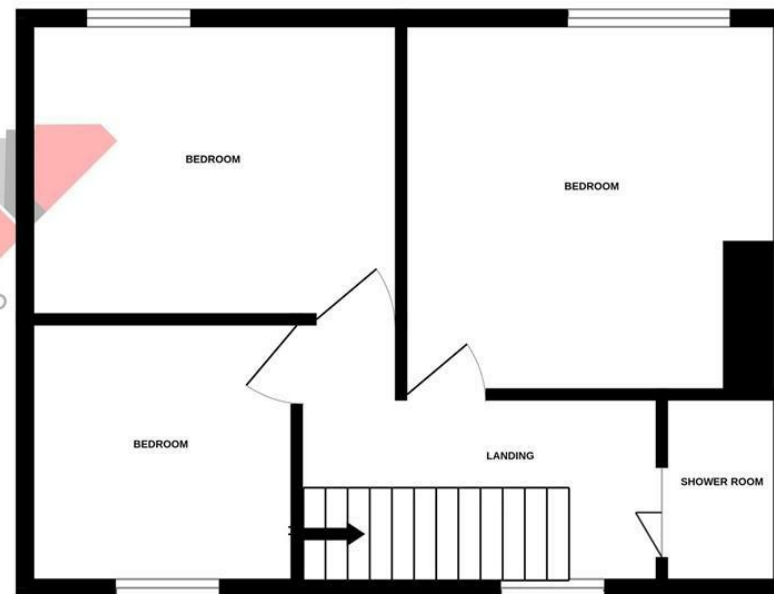
Council Tax Band: B



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) <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	