



ESTATE AGENTS

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Offers In Excess Of £240,000

PCM Estate Agents are delighted to present to the market this CHARMING ONE BEDROOM COTTAGE, conveniently positioned on an incredibly sought-after road in the West Hill area of Hastings, just a short walk from West Hill itself, offering PANORAMIC VIEWS over the Hastings and St Leonards coastline. The property is offered to the market CHAIN FREE.

The accommodation comprises an OPEN PLAN LOUNGE-DINING ROOM featuring EXPOSED WOODEN FLOORBOARDS and a CHARACTER FIREPLACE, leading through to the kitchen. From here, patio doors open onto a COURTYARD GARDEN, ideal for outdoor dining and entertaining. To the first floor, there is a well-proportioned DOUBLE BEDROOM, along with a separate bathroom and a useful storage cupboard housing the boiler.

This delightful property must be viewed to fully appreciate the charm and accommodation on offer. Please contact the vendor's sole agents today to arrange your viewing.

PRIVATE FRONT DOOR

Opening into:

RECEPTION ROOM

17'6 max x 13'1 (5.33m max x 3.99m)

Exposed wooden floorboards, feature fireplace with surround, radiators, double glazed bay window to front aspect, double glazed sliding doors opening onto the rear garden., opening to:

KITCHEN

9'2 x 5'3 (2.79m x 1.60m)

Fitted with a range of base level units, space for under counter fridge freezer, space and plumbing for washing machine, space for freestanding gas cooker, inset sink with mixer tap, double glazed window to side aspect.

FIRST FLOOR LANDING

Opening to storage space providing ample space for shoe and coat storage, additional cupboard housing the wall mounted combi boiler, single glazed window to side aspect, door opening to:

BEDROOM

13'1 max x 9'4 (3.99m max x 2.84m)

Exposed wooden floorboards, built in wardrobe with hanging space, radiator, double glazed bay window to front aspect.

BATHROOM

Exposed floorboards, bath with shower attachment above, wash hand basin, low level dual flush wc, heated towel rail, tiled walls, frosted double glazed window to front aspect.

OUTSIDE - FRONT

Gated access to the front door, garden area with a range of mature trees and shrubs.

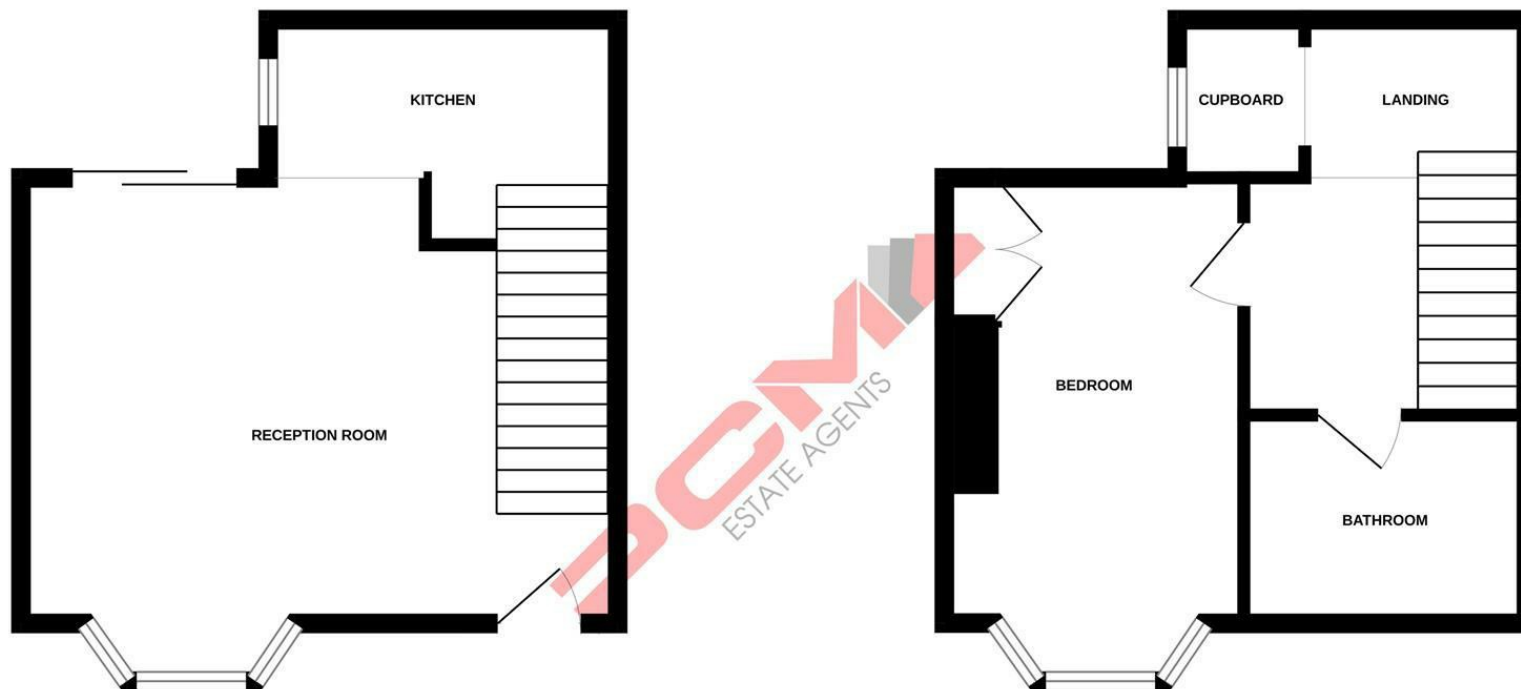
REAR COURTYARD

Providing ample space for dining and entertaining, private rear gated access onto the neighbouring road.

AGENTS NOTE

In the courtyard garden there is a rear door which provides a fire access for the neighbouring property.





TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 86 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.