



2 Becket Mews, Old School Path, Hastings, TN34 3UH

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £250,000

PCM Estate Agents welcome to the market this well-presented TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE with a PRIVATE GARDEN and ALLOCATED PARKING. Conveniently located on a sought-after ad RARELY AVAILABLE ROAD on the outskirts of Hastings town centre.

This well-presented FAMILY HOME offers spacious accommodation comprising an entrance hallway, generous sized DUAL ASPECT LOUNGE-DINER, separate kitchen, first floor landing, TWO DOUBLE BEDROOMS and a bathroom. Externally the property enjoys a PRIVATE AND ENCLOSED GARDEN in addition to an ALLOCATED PARKING SPACE close by.

Situated within walking distance of Alexandra Park and Hastings town centre with its mainline railway station and seafront. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation under stairs storage area, separate built in storage cupboard, radiator, door to:

LOUNGE-DINER

17'4 x 13' max (5.28m x 3.96m max)

Spacious light and airy dual aspect living room, double glazed windows to both front and rear aspects, radiator.

KITCHEN

7'10 x 7'2 (2.39m x 2.18m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, inset one & ½ bowl stainless steel inset sink with mixer tap, under cabinet space for appliances including fridge, freezer and washing machine, double glazed window to rear aspect.

FIRST FLOOR LANDING

Double glazed window to rear aspect, loft hatch, built in storage cupboard.

BEDROOM

12'5 x 10' (3.78m x 3.05m)

Double glazed window to front aspect, radiator.

BEDROOM

12'5 x 6'11 (3.78m x 2.11m)

Double glazed window to rear aspect enjoying a pleasant outlook, radiator.

BATHROOM

P shaped panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin with storage below, radiator, part tiled walls, extractor fan, double glazed obscured window to front aspect.

GARDEN

Predominantly to the side of the property, private and enclosed, laid to lawn and enjoying a sunny aspect. Providing ample space for seating and entertaining.

PARKING

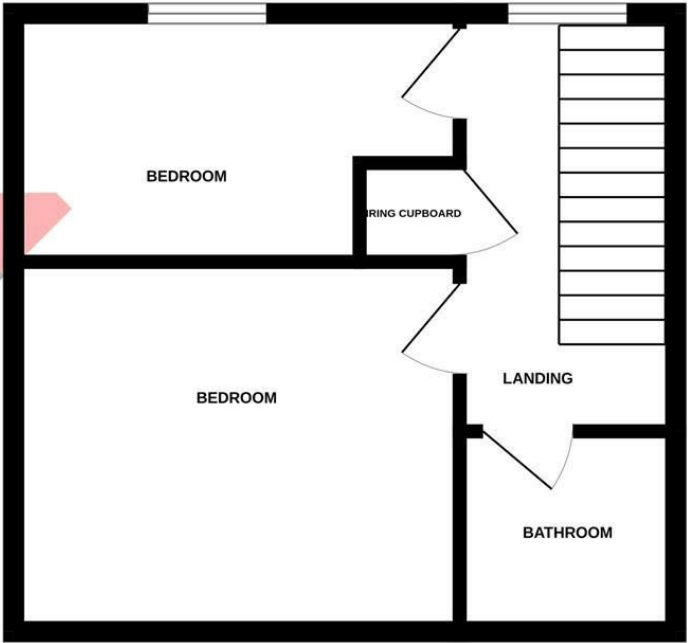
The property benefits from an allocated parking space located close by.



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 | | |
| (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 | |