



**63, Clifton Road, Hastings, TN35 5AN**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Price £250,000**

PCM Estate Agents are delighted to welcome to the market this THREE BEDROOM OLDER STYLE TERRACED HOME, enviably positioned on this sought-after road within easy reach of local amenities. The property benefits from OFF ROAD PARKING and a private, ENCLOSED REAR GARDEN offering an excellent degree of seclusion. Offered to the market CHAIN FREE.

This home does REQUIRE MODERNISATION but presents an exciting opportunity for those looking to create something special and add their own style and value.

The accommodation is arranged over two floors and comprises a spacious LOUNGE-DINING ROOM, kitchen, THREE BEDROOMS and a family bathroom.

Viewing comes highly recommended call the owners' agents to book your viewing

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

Opening into:

#### **VESTIBULE**

Further wooden partially glazed door leading to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, doors opening to:

#### **LOUNGE**

14' into bay x 12'11 (4.27m into bay x 3.94m)

Radiator, double glazed bay window to front aspect, open plan to:

#### **DINING ROOM**

11'4 x 10'4 (3.45m x 3.15m)

Radiator, serving hatch through to kitchen, double glazed window to rear aspect, return door to entrance hall.

#### **KITCHEN**

14'9 narrowing to 12'9 x 9' (4.50m narrowing to 3.89m x 2.74m)

Fitted with a matching range of eye and base level cupboards and drawers with

worksurfaces over, electric hob with waist level oven and separate grill, space and plumbing for washing machine and dishwasher, space for fridge freezer, inset sink with mixer tap, radiator, double glazed window to side and rear aspects with views onto the garden, door to side providing access to:

#### **LEAN TO**

13'6 x 6'3 (4.11m x 1.91m)

Cupboard housing the boiler, partially timber framed, windows and door to garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, boarded with power and light.

#### **BEDROOM**

14'7 into bay x 10'1 (4.45m into bay x 3.07m)

Fitted bedroom furniture, radiator, double glazed bay window to front aspect.

#### **BEDROOM**

11'9 x 10'11 (3.58m x 3.33m)

Radiator, double glazed window to rear aspect.

#### **BEDROOM**

12'5 x 8'9 (3.78m x 2.67m)

Radiator, built in cupboard, shower cubicle with electric shower, double glazed window to rear aspect with views onto the garden.

#### **SHOWER ROOM**

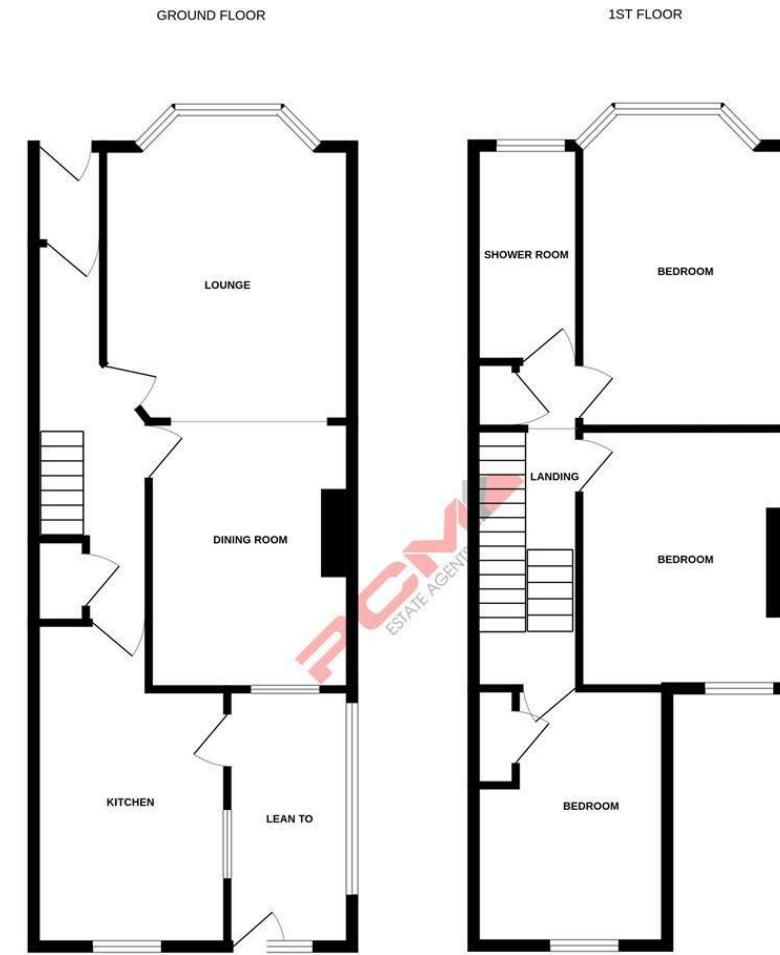
Low level wc, vanity enclosed wash hand basin with chrome mixer tap, walk in shower enclosure, heated towel rail, part tiled walls, double glazed window to front aspect.

#### **REAR GARDEN**

Greenhouse, rear gated access, section of lawn, in need of cultivation with patio.

Council Tax Band: B





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 fixtures 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		81	61
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			