



ESTATE AGENTS

**12, St Georges Road, Hastings, TN34 3ND**

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

**Guide Price £200,000**

**\*\* GUIDE PRICE £200,000 O £225,000 \*\***

PCM Estate Agents are delighted to present to the market this CHAIN FREE TWO BEDROOM BAY FRONTED OLDER STYLE TERRACED HOUSE located on this sought after road, just a short walk from the WEST HILL.

Inside the property offers accommodation arranged over two floors comprising lounge, kitchen, ground floor bathroom, upstairs landing, TWO DOUBLE BEDROOMS and COURTYARD STYLE GARDEN. Further benefits include gas central heating and double glazing (where stated)

Located within easy reach of amenities, popular schooling establishments and Ore Train Station.

Please call the owners agents now to book your appointment to view.

### **DOUBLE GLAZED FRONT DOOR**

Opening to:

### **LOUNGE**

13'4 into bay x 12'3 (4.06m into bay x 3.73m)

Wood laminate flooring, radiator, television point, telephone point, staircase rising to upper floor accommodation wall mounted consumer unit for electrics, wall mounted thermostat control for central heating, double glazed bay window to front aspect.

### **KITCHEN**

12'2 x 9'3 (3.71m x 2.82m)

Kitchen is fitted with a range of eye and base level cupboards and drawers with work surfaces, space for gas cooker, inset drainer sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge/freezer, under stairs storage cupboard, wood laminate flooring, part tiled walls, coved ceiling, radiator, double glazed window to rear aspect overlooking courtyard, wooden framed partially glazed door opening to:

### **REAR LOBBY**

Tiled flooring, space and plumbing for washing machine, storage space over, double glazed door opening to courtyard. Door to:

### **BATHROOM**

Panelled bath with mixer tap and shower attachment over, glass shower screen, dual flush low level wc, pedestal wash hand basin, mixer tap, part tiled walls, tiled flooring, chrome ladder style heated towel rail, extractor fan, double glazed obscure glass window to side aspect.

### **FIRST FLOOR LANDING**

Hatch providing access to loft space.

### **BEDROOM ONE**

12'9 into bay x 12'4 (3.89m into bay x 3.76m)

Radiator, built in wardrobe, double glazed bay window to front aspect.

### **BEDROOM TWO**

12'2 x 9'5 (3.71m x 2.87m)

Radiator, storage cupboard housing wall mounted boiler, double glazed window to rear aspect.

### **FRONT GARDEN**

Walled to front with steps up to front door,

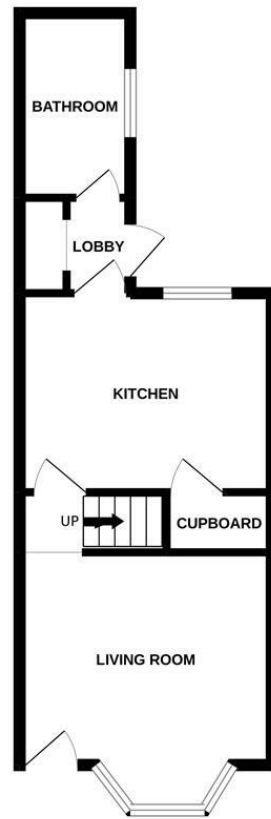
### **REAR COURTYARD**

Courtyard patio garden, walled boundaries.

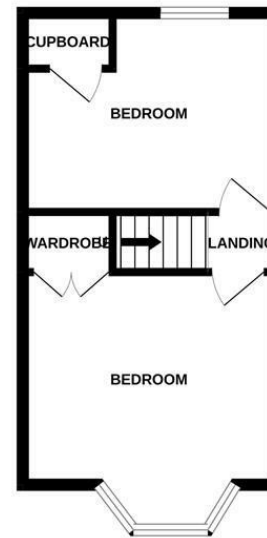
Council Tax Band: B



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		
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