



ESTATE AGENTS

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**Price £240,000**

PCM Estate Agents are delighted to present to the market this CHAIN FREE OLDER STYLE TWO BEDROOM MID TERRACED PROPERTY, in need of some modernisation but offering lots of potential. Accommodation is arranged over two floors comprising an entrance hall, lounge, KITCHEN-DINER, downstairs bathroom, upstairs landing and TWO DOUBLE BEDROOMS. Externally the property has the benefit of an ENCLOSED GARDEN.

Conveniently located on this sought-after road on the outskirts of Hastings town centre, close to Alexandra Park and the West Hill. This property could be ideal for a professional looking for commuter access, being within easy reach of Ore railway station.

This property must be viewed to fully appreciate the overall space on offer. Please call the owners agents now to arrange your viewing and avoid disappointment.

#### **UPVC DOOR**

Providing access to:

#### **PORCH**

5' x 2'11 (1.52m x 0.89m)

Frosted windows to front aspect, further door leading to:

#### **HALLWAY**

20'8 max x 5'6 max (6.30m max x 1.68m max )

Vinyl flooring, electric and gas meters, under stairs storage.

#### **LOUNGE**

11'11 x 15'8 into bay (3.63m x 4.78m into bay )

Wood burning fire, laminate flooring, panelled ceiling, double glazed bay window to front aspect.

#### **KITCHEN-DINER**

11'2 x 9'5 (3.40m x 2.87m)

Fitted with a range of eye and base level cupboards, electric cooker, electric four ring hob, part tiled splashback, space for fridge freezer, vinyl flooring, panelled ceiling, part frosted double glazed window to rear aspect overlooking the garden.

#### **FURTHER HALL**

Coat hooks, UPVC double glazed door leading to rear providing access to the garden, further door to:

#### **BATHROOM**

8'3 max x 7'1 max (2.51m max x 2.16m max )

Vinyl flooring, three storage cupboards, wash hand basin, wc, bath, electric towel rail, double glazed frosted window to side aspect.

#### **FIRST FLOOR LANDING**

Double glazed window to rear aspect, laminate flooring, loft hatch, two built in storage cupboards, doors to:

#### **BEDROOM**

15'1 max x 12'11 max (4.60m max x 3.94m max )

Two double glazed windows to front aspect, feature exposed brick wall.

#### **BEDROOM**

12'1 x 9'6 (3.68m x 2.90m )

Laminate flooring, panelled ceiling, double glazed window to rear aspect overlooking the garden.

#### **REAR GARDEN**

Paved area, steps leading to shed at the rear, further steps leading to an area laid with lawn and having mature plants and shrubs.





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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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