



ESTATE AGENTS

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**Price £225,000**



PCM Estate Agents are delighted to present to the market this TWO DOUBLE BEDROOMED MID TERRACED HOUSE conveniently positioned on this sought-after road, within easy reach of amenities, popular schooling establishments and Ore Railway station.

Inside this well-presented family home there is accommodation arranged over two floors comprising a living room, OPEN PLAN MODERN KITCHEN-DINER, UTILITY and a ground floor bathroom, whilst upstairs there is a landing, MASTER BEDROOM with EN SUITE SHOWER ROOM and a further DOUBLE BEDROOM. The property offers modern comforts including gas fired central heating, double glazing and features an ENCLOSED LOW-MAINTENANCE GARDEN.

Viewing comes recommended, please call the owners agents now to arrange your immediate viewing.

### **DOUBLE GLAZED FRONT DOOR**

Opening into:

### **LIVING ROOM**

12'3 x 10'5 (3.73m x 3.18m)

Wood flooring, television point, radiator, double glazed window to front aspect, doorway to:

### **INNER HALL**

Continuation of the wood flooring, stairs rising to upper floor accommodation, door leading to:

### **OPEN PLAN KITCHEN-DINING ROOM**

12'5 x 10'5 (3.78m x 3.18m)

Modern and fitted with a matching range of eye and base level cupboards and drawers, complimentary work surfaces, four ring gas hob with oven below and extractor over, part tiled walls, wood flooring, fireplace, under stairs cupboard, inset one & ½ bowl sink unit with mixer tap, ample space for dining table, opening to:

### **UTILITY**

6'8 x 6'1 (2.03m x 1.85m)

Tiled flooring, space and plumbing for washing machine, double glazed window

and door to rear aspect with access and views and access onto the garden, door to:

### **DOWNSTAIRS BATHROOM**

Tiled flooring, panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, ladder style heated towel rail, low level wc, storage cupboard, double glazed window with pattern glass to rear and side elevations for privacy.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, doors to:

### **BEDROOM ONE**

12'5 x 10'6 (3.78m x 3.20m)

Built in cupboard, radiator, fireplace, double glazed window to rear aspect, door to:

### **EN SUITE SHOWER ROOM**

Walk in shower, pedestal wash hand basin with mixer tap, dual flush low level wc, tiled walls, tiled flooring, ladder style heated towel rail, double glazed window to side aspect.

### **BEDROOM TWO**

12'5 x 10'8 (3.78m x 3.25m)

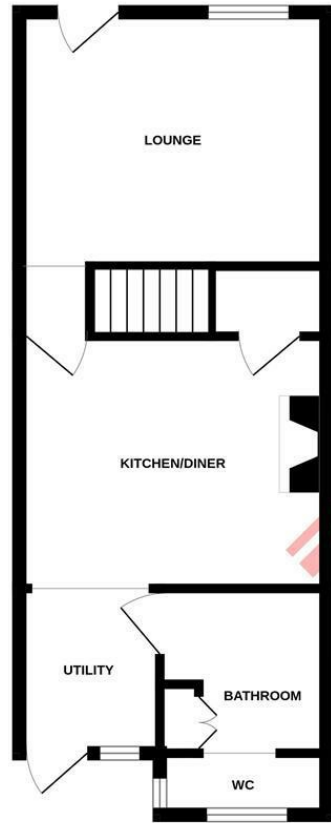
Radiator, built in cupboard, double glazed window to front aspect.

### **REAR GARDEN**

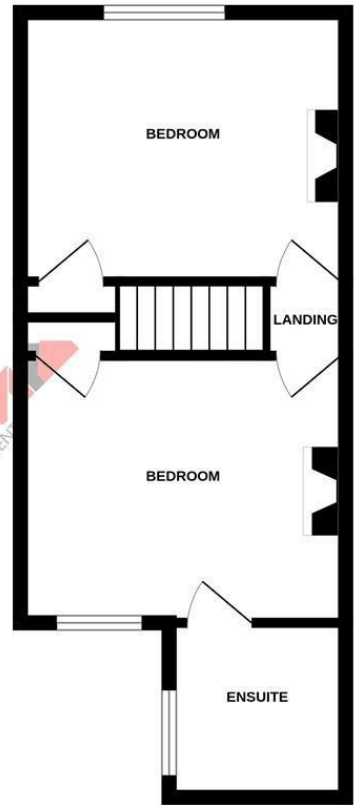
Low maintenance and laid with patio, fenced boundaries.



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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