



ESTATE AGENTS

**15, The Broadway, Hastings, TN35 5EH**

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**Price £220,000**



PCM Estate Agents are delighted to present to the market an opportunity to acquire this OLDER STYLE END TERRACED THREE BEDROOM HOUSE with OFF ROAD PARKING and an ENCLOSED REAR GARDEN. Conveniently positioned on this sought-after street within Hastings, towards the northern outskirts of the town, close to popular schooling establishments and nearby amenities.

Inside the accommodation is IN NEED OF MODERNISATION and comprises an entrance hall, lounge, SEPARATE DINING ROOM, kitchen, upstairs landing, THREE BEDROOMS and a bathroom. The property also has the benefit of double glazing.

Viewing comes highly recommended, please call the owners agents now to schedule your appointment.

#### **ENTRANCE PORCH**

Double glazed front door opening into:

#### **ENTRANCE HALL**

Stairs rising top upper floor accommodation, under stairs storage cupboards, picture rail, telephone point.

#### **LIVING ROOM**

15'4 into bay x 11'4 (4.67m into bay x 3.45m)

Electric storage radiator, tiled fireplace, television point, double glazed bay window to front aspect.

#### **KITCHEN**

11'4 x 6'4 (3.45m x 1.93m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, inset one & ½ bowl drainer-sink unit with mixer tap, space for electric cooker, space and plumbing for washing machine, double glazed windows to side and rear elevations, double glazed door opening to the garden, door to:

#### **DINING ROOM**

11'1 x 9'9 (3.38m x 2.97m)

Coving to ceiling, fireplace, double glazed French doors to garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space.

#### **BEDROOM ONE**

15'8 into bay x 11'3 (4.78m into bay x 3.43m)

Tiled fireplace, double glazed bay window to front aspect.

#### **BEDROOM TWO**

11'6 x 9'9 (3.51m x 2.97m)

Built in storage cupboards, double glazed window to rear aspect.

#### **BEDROOM THREE**

7'1 x 6'5 (2.16m x 1.96m)

Double glazed window to rear aspect.

#### **BATHROOM**

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin, panelled bath with mixer tap and shower attachment, part tiled walls, extractor fan for ventilation, double glazed obscured glass window to front aspect.

#### **OUTSIDE - FRONT**

Driveway providing off road parking.

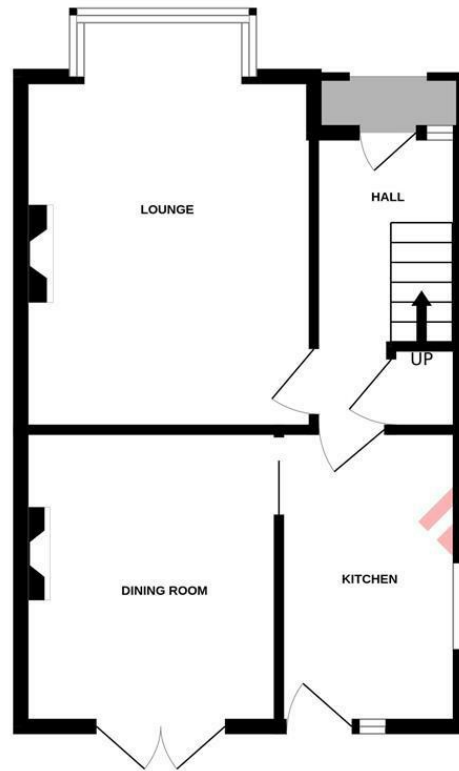
#### **REAR GARDEN**

In need of cultivation but a good size with wooden shed, rear gated access and side access with water tap to the side elevation also.

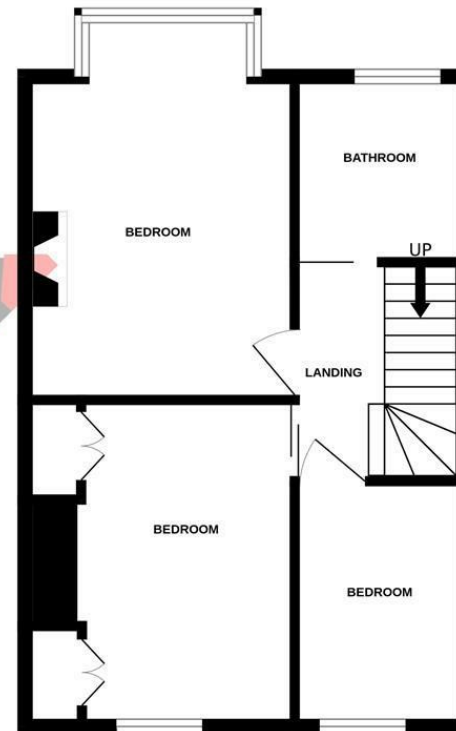




GROUND FLOOR



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>                          |           | <b>86</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>                            | <b>33</b> |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| 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 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |