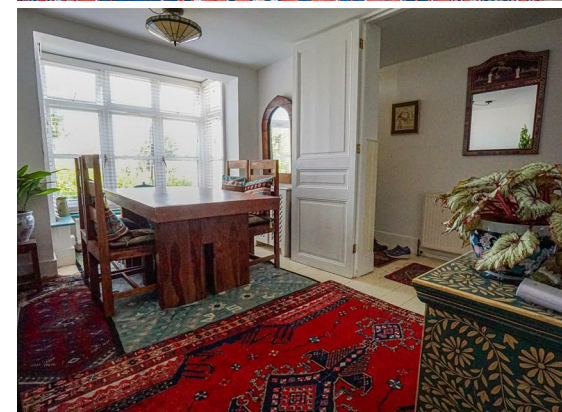




ESTATE AGENTS

12, St. Marys Terrace, Hastings, TN34 3LS

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Guide Price £385,000

****Guide Price £385,000 to £400,000****

PCM Estate Agents present to the market this TWO BEDROOM, TWO RECEPTION ROOM, THREE STOREY HOUSE, located in a PRESTIGIOUS part of the town on a very POPULAR ROAD within Hastings, having FAR REACHING VIEWS over the town and towards Beachy Head. The property benefits from a PARKING SPACE and a LOVELY REAR GARDEN being a real SUN TRAP. Offered to the market CHAIN FREE.

Accommodation comprises an entrance hall, DINING ROOM with BAY WINDOW and FANTASTIC VIEWS, kitchen leading to UTILITY, first floor landing with BAY FRONTED LIVING ROOM also having those lovely views and a bathroom, whilst to the second floor there are TWO BEDROOMS. Externally the property benefits from a PRIVATE REAR GARDEN and a PARKING SPACE located opposite the property.

Conveniently positioned within a short stroll of the West Hill with its panoramic views and within easy reach of Hastings Old Town and town centre. Please call the owners agents now to book your viewing.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

15' x 4'1 max (4.57m x 1.24m max)

Radiator, cupboard housing electric meter and fuse board, opening to:

DINING ROOM

13'1 max into bay x 9' (3.99m max into bay x 2.74m)

Bay window with views over the town, radiator.

KITCHEN

10'1 x 7' (3.07m x 2.13m)

Fitted with a range of eye and base level cupboards and drawers, space for freestanding gas hob and electric oven with extractor over, inset sink with mixer tap, space for fridge freezer, opening to:

UTILITY

8' max x 4'1 max (2.44m max x 1.24m max)

Plumbing and space for dishwasher, space for washing machine/ tumble dryer.

FIRST FLOOR LANDING

Leading to:

LOUNGE

15'max into bay x 12'1 (4.57mmax into bay x 3.68m)

Radiator, open working fireplace, bay window overlooking the sea and the town.

BATHROOM

11' x 7'1 (3.35m x 2.16m)

Roll top bath, shower unit, pedestal wash hand basin, low level wc, radiator, boiler, window to rear aspect.

SECOND FLOOR LANDING

Leading to:

BEDROOM ONE

13'1 max x 12'1 max (3.99m max x 3.68m max)

Bay window overlooking the town and having far reaching views to Beachy Head, built in cupboard, radiator, double glazed windows.

BEDROOM TWO

11' x 7'1 (3.35m x 2.16m)

Built in storage cupboard, radiator, window overlooking the garden.

REAR GARDEN

Accessed via the first floor with steps up to a lovely sun trap with paved area, mature garden, lots of lovely flowers.

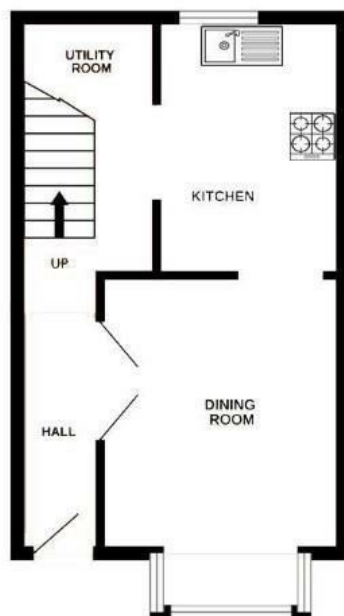
PARKING SPACE

Located across from the property.

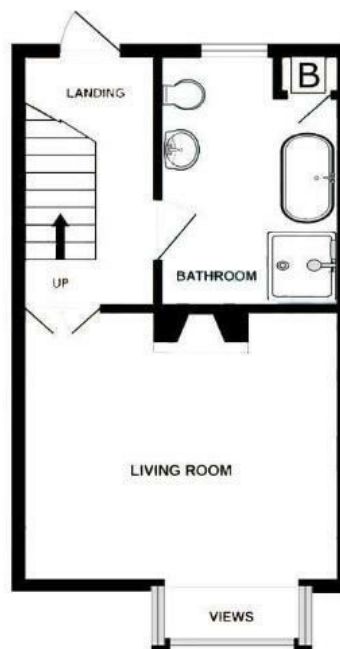
Council Tax Band: B



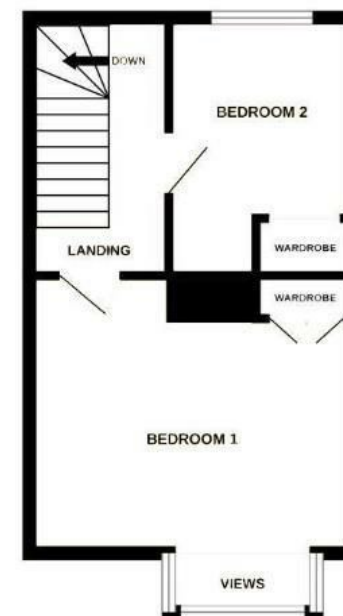
GROUND FLOOR
321 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



2ND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 sq.m.) approx.

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) 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		
England & Wales	EU Directive 2002/91/EC	

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