



ESTATE AGENTS

28, Grove Road, Hastings, TN35 4JS

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

Offers In Excess Of £250,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this BAY FRONTED VICTORIAN THREE BEDROOM TERRACED HOUSE conveniently located on this sought-after street within Hastings, on the northern outskirts of the town. Situated close to popular schooling establishments and nearby local amenities.

The property offers modern comforts including gas fired central heating, double glazing and a SUNNY COURTYARD STYLE LOW-MAINTENANCE GARDEN. Inside the accommodation is arranged over two floors comprising an entrance hall, LOUNGE and separate DINING ROOM, kitchen, THREE BEDROOMS and a bathroom.

The property must be viewed to fully appreciate the overall space and position on offer. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, exposed wooden floorboards, radiator, under stairs recessed area, doors opening to:

LOUNGE

13'6 into bay x 10'9 (4.11m into bay x 3.28m)

High ceiling with cornicing, radiator, television point, double glazed bay window to front aspect.

DINING ROOM

12'2 x 8'5 (3.71m x 2.57m)

Radiator, ample space for large dining table, built in joinery either side of chimney breast providing ideal storage, double glazed window to rear aspect and double glazed door to rear aspect providing access and outlook onto the garden.

KITCHEN

10'5 x 7'10 (3.18m x 2.39m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, tiled flooring, four ring gas hob with fitted extractor over and an electric fan assisted oven below (installed

April 2025), inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, double glazed windows to side aspect overlooking the side section of garden.

BATHROOM

Part tiled walls, tiled flooring, low level wc, pedestal wash hand basin, bath with mixer tap and shower attachment, radiator, double glazed pattern glass window to side aspect.

SPLIT LEVEL LANDING

Loft hatch providing access to loft space, doors to:

BEDROOM

14'1 max x 13'6 into bay (4.29m max x 4.11m into bay)

Radiator, double glazed bay window to front aspect.

BEDROOM

12'1 x 8'8 (3.68m x 2.64m)

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

BEDROOM

10'5 x 8'1 (3.18m x 2.46m)

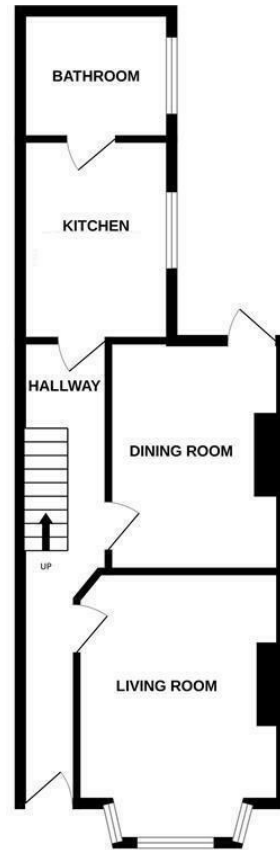
Radiator, built in storage areas to either side of chimney alcove, double glazed window to side aspect.

REAR GARDEN

Low-maintenance, courtyard style garden offering plenty of afternoon sunshine, paved with patio slabs, fenced boundaries, gated rear access.



GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



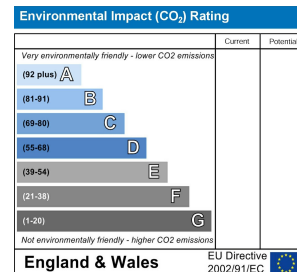
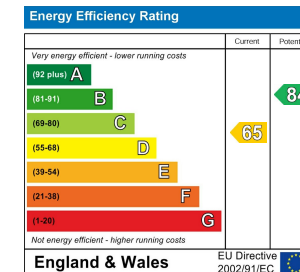
1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



GROVE ROAD

TOTAL FLOOR AREA: 872 sq.ft. (81.0 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.
Made with Metropix C3024



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.