



ESTATE AGENTS

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**Price £295,000**

PCM Estate Agents welcome to the market an exciting opportunity to acquire this OLDER STYLE THREE BEDROOM SEMI-DETACHED HOUSE, positioned on this sought-after road in Hastings, with OFF ROAD PARKING for two vehicles and an ENCLOSED LOW-MAINTENANCE GARDEN.

This home offers modern comforts including gas fired central heating, double glazing and well-proportioned accommodation over two floors comprising a porch leading to an OPEN PLAN LOUNGE-DINING ROOM being DUAL ASPECT with VIEWS to the front and rear. In addition there is a LOVELY MODERN KITCHEN with UTILITY CUPBOARD and access onto the garden, whilst upstairs there are THREE GOOD SIZED BEDROOMS and a SHOWER ROOM.

Conveniently positioned within easy reach of amenities within Ore Village, popular schooling establishments and other amenities within the area.

Viewing comes highly recommended for anyone seeking an OLDER STYLE THREE BEDROOM SEMI-DETACHED HOUSE in a GREAT LOCATION. Please contact the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

#### **LOUNGE-DINER**

23'1 max x 15'2 max (7.04m max x 4.62m max)

Double glazed windows to front, side and rear aspects, two radiators, wood laminate flooring, two sets of double glazed doors opening to both the front and rear, staircase rising to upper floor accommodation, inset ceiling spot lighting, under stairs storage cupboard, under stairs smart storage, door to:

#### **KITCHEN**

12'7 x 5'10 (3.84m x 1.78m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and matching upstands, inset resin sink with mixer tap, space for tall fridge freezer, Bosch induction hob with oven below and extractor over, integrated dishwasher, integrated waste disposal bin, large storage

cupboard having space and plumbing for washing machine and wall mounted boiler. dual aspect with double glazed windows to front and side elevations having views onto the garden, double glazed door providing access to the garden.

#### **FIRST FLOOR LANDING**

Loft hatch, doors to:

#### **BEDROOM**

11'7 max x 9' max (3.53m max x 2.74m max)

Double glazed window to front aspect, radiator.

#### **BEDROOM**

11' max x 9'11 max (3.35m max x 3.02m max)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

7'5 x 5'11 (2.26m x 1.80m)

Double glazed window to front aspect, radiator.

#### **SHOWER ROOM**

#### **REAR GARDEN**

Sandstone patio abutting the property, wooden steps up to a section of lawn, further seating area at the bottom of the garden, established plants and shrubs, fenced boundaries and oak sleepers.

#### **LEAN TO**

Located on the side of the property and opening to the driveway.

#### **FRONT GARDEN**

Decked area, range of established plants and shrubs, EV charging point, double driveway providing off road parking, gated access down the side to the lean to and the rear garden.



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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		