



ESTATE AGENTS

**156, Old London Road, Hastings, TN35 5LX**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In The Region Of £225,000**

PCM Estate Agents are delighted to present to the market this excellent opportunity to secure this TWO BEDROOM HOME, offered to the market CHAIN FREE and situated in a highly sought-after location, within walking distance of local shops, Hastings Country Park and Hastings Old Town.

Accommodation comprises an entrance hall, a spacious OPEN PLAN LOUNGE-DINER with double doors opening to the rear decked courtyard, FITTED KITCHEN, first floor landing, TWO WELL-PROPORTIONED DOUBLE BEDROOMS and a bathroom. Externally the property benefits from a REAR DECKED COURTYARD STYLE GARDEN, with wooden steps leading to a tiered garden featuring raised flowerbeds.

Viewing comes highly recommended, please call the owners agents now to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Hanging space for coats, radiator, stairs rising to upper floor accommodation.

#### **LIVING ROOM-DINING ROOM**

22'3 max x 10'8 max (6.78m max x 3.25m max )

Two radiators, under stairs storage cupboard housing electric consumer unit, electric meter and gas meter, wall mounted thermostat, double glazed window to front aspect, double glazed patio doors opening to the rear courtyard, opening to:

#### **KITCHEN**

12'9 x 6'6 (3.89m x 1.98m)

Comprising a range of base level units with countertop space, space and plumbing for washing machine, space for tall fridge freezer, four ring gas hob with extractor above and electric oven beneath, inset one & ½ bowl stainless steel sink with mixer tap, wall mounted gas boiler, double glazed window to side aspect.

#### **FIRST FLOOR LANDING**

Loft hath, radiator, doors to:

#### **BEDROOM**

14' x 11'2 (4.27m x 3.40m)

Radiator, double glazed window to front aspect.

#### **BEDROOM**

10'9 x 8'6 (3.28m x 2.59m)

Radiator, double glazed window to rear aspect.

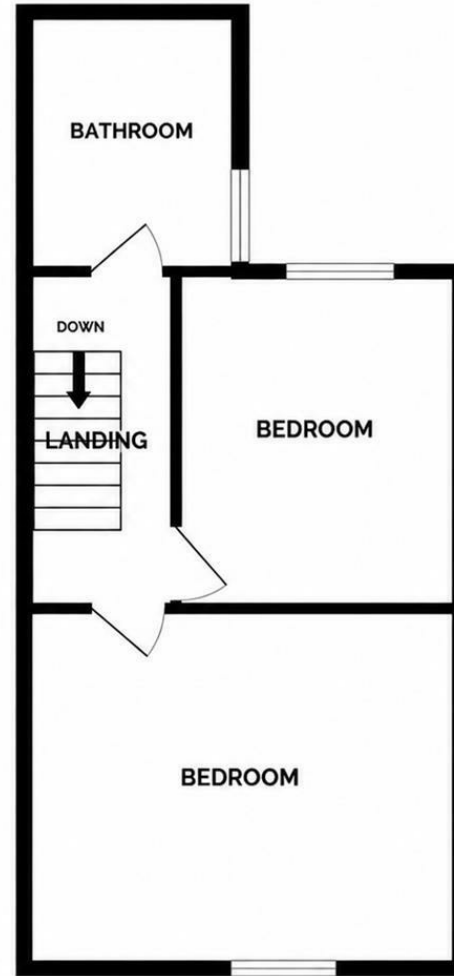
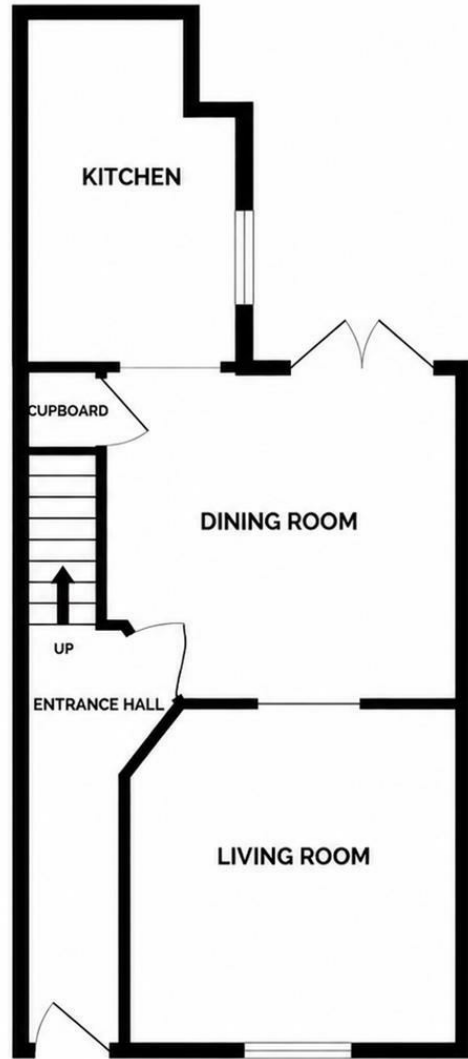
#### **BATHROOM**

Comprising a panelled bath with mixer tap and shower attachment, wash hand basin, low level dual flush wc, chrome heated towel rail, extractor fan, part tiled walls, shaver point, frosted double glazed window to side aspect.

#### **COURTYARD GARDEN**

With wooden stairs rising to a smaller section of decking, raised wooden planters, range of shrubs.





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	