



ESTATE AGENTS

**243, Mount Pleasant Road, Hastings, TN34 3SS**

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

**Price £210,000**

PCM Estate Agents welcome to the market CHAIN FREE an opportunity to acquire this THREE/ FOUR BEDROOM HOUSE conveniently positioned close to amenities with a PLEASANT OUTLOOK at the rear, gas central heating and double glazing.

Accommodation is arranged over three floors comprising an entrance hall, lounge, OPTIONAL FOURTH BEDROOM, DINING ROOM which could service as a lounge-diner, lower floor level providing access to the kitchen, and to the first floor there are THREE BEDROOMS and a bathroom. The property is IN NEED OF SOME MODERNISATION and benefits from an ENCLOSED REAR GARDEN and VIEWS over the town.

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

### **DOUBLE GLAZED FRONT DOOR**

Opening into:

### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, wall mounted thermostat control for gas fired central heating, doors to:

### **LOUNGE**

12'8 into bay x 11'7 max (3.86m into bay x 3.53m max )

Double radiator, telephone and television points, double glazed bay window to front aspect.

### **DINING ROOM**

15'2 max x 14'3 max narrowing to 10' (4.62m max x 4.34m max narrowing to 3.05m)

Built in cupboard, double radiator, coving to ceiling, picture rail, two double glazed windows to rear aspect with lovely views extending over Hastings and stairs descending to

### **KITCHEN**

13'5 x 12'7 (4.09m x 3.84m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and cooker hood over, wall mounted boiler, inset drainer-sink unit with mixer tap, space and plumbing

for washing machine, space for tall fridge freezer, double radiator, double glazed window and door to rear aspect having views and access onto the garden.

### **FIRST FLOOR LANDING**

Loft hatch, doors opening to:

### **BEDROOM**

13'1 x 9'4 (3.99m x 2.84m)

Radiator, built in cupboard, picture rail, double glazed windows to front aspect.

### **BEDROOM**

14' x 8'5 (4.27m x 2.57m)

Coving to ceiling, picture rail, radiator, double glazed windows to rear aspect with pleasant views over Hastings.

### **BEDROOM**

9'5 x 5'11 narrowing to 5'3 (2.87m x 1.80m narrowing to 1.60m)

Coving to ceiling, radiator, picture rail, double glazed window to front aspect.

### **BATHROOM**

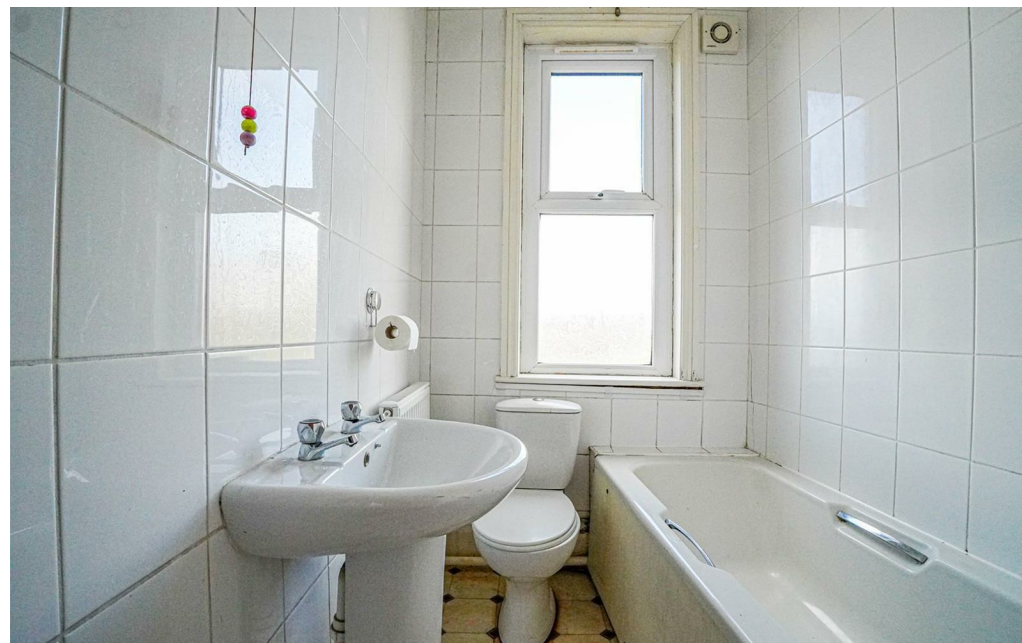
Pedestal wash hand basin, low level wc, panelled bath with mixer tap and shower attachment, radiator, tiled walls, extractor for ventilation. double glazed pattern glass window to rear aspect.

### **OUTSIDE - FRONT**

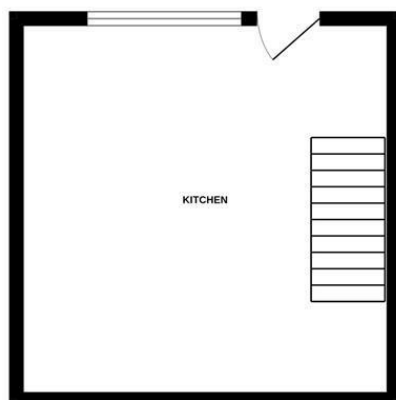
The property is set back and down from the road with steps to the front door.

### **REAR GARDEN**

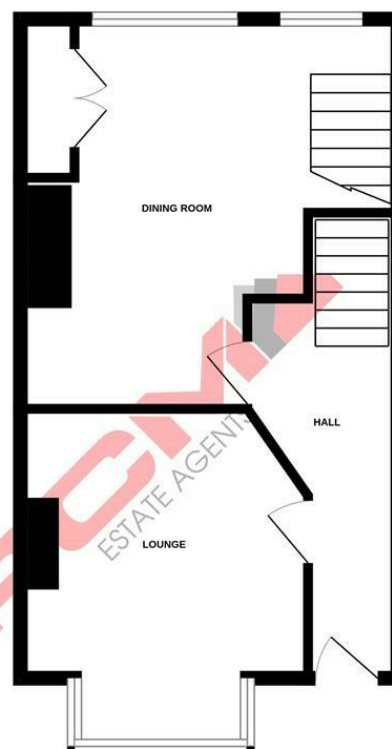
Patio abutting the property, area laid with stone, fenced boundaries and a pleasant outlook.



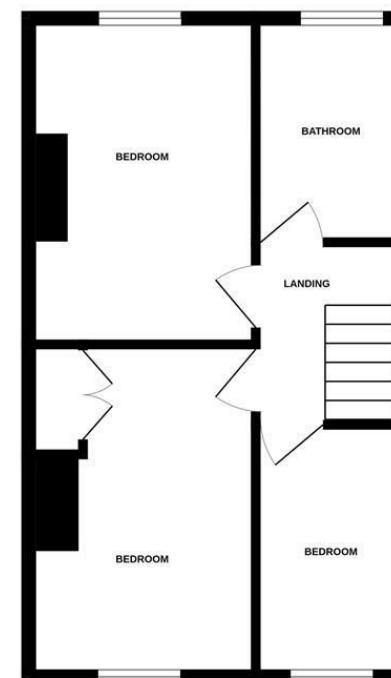
BASEMENT



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 |           |