



ESTATE AGENTS

5, Manhattan Gardens, Hastings, TN35 5DQ

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 acquire this CHAIN FREE THREE BEDROOM STAGGERED TERRACED HOUSE, positioned on the northern outskirts of Hastings, close to amenities within Ore and Hastings Country Park. The property offers modern comforts including as fired central heating, double glazing and benefits from a GARAGE in a block and FRONT AND REAR GARDENS.

Inside, the property offers well-proportioned accommodation over two floors comprising an entrance hall with DOWNSTAIRS WC, DUAL ASPECT 25FT LOUNGE-DINER, kitchen, upstairs landing, THREE GOOD SIZED BEDROOMS and a main family bathroom.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, large storage cupboard, telephone point, radiator, telephone point, double glazed window to front aspect, doors to:

DOWNSTAIRS WC

Low level wc, wash hand basin, double glazed window to front aspect.

DUAL ASPECT LOUNGE-DINER

25'7 max x 11'2 narrowing to 10' (7.80m max x 3.40m narrowing to 3.05m)
Dual aspect room with double glazed window to front and double glazed French doors to rear providing access and outlook onto the garden, two double radiators, coving to ceiling, dado rail, television point, fireplace with gas fire.

KITCHEN

11'9 x 7'8 (3.58m x 2.34m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashback, inset one & ½ bowl drainer-sink unit with mixer tap, four ring gas hob with extractor over, waist level oven and separate grill, space and plumbing for washing machine, under stairs recessed area providing space for tall fridge freezer, wall mounted consumer unit for electrics, double glazed window and door to rear aspect providing access and outlook onto the rear garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, cupboard over stairs housing the wall mounted boiler and offers additional storage space, doors to:

BEDROOM

12'2 x 9'7 (3.71m x 2.92m)

Coving to ceiling, radiator, double glazed window to rear aspect having views over Hastings.

BEDROOM

10'8 x 10'7 (3.25m x 3.23m)

Built in wardrobes, coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM

8'6 x 7'9 (2.59m x 2.36m)

Coving to ceiling, radiator, double glazed window to rear aspect having pleasant views over Hastings

BATHROOM

Panelled bath with mixer tap and shower over bath, low level wc, vanity enclosed wash hand basin with chrome mixer tap, ladder style heated towel rail, tiled walls, double glazed tilt and turn pattern glass window to front aspect.

OUTSIDE- FRONT

The property is set back from the road and accessed via a pedestrian walkway. The front garden is lawned with path to front door, having established plants and shrubs.

REAR GARDEN

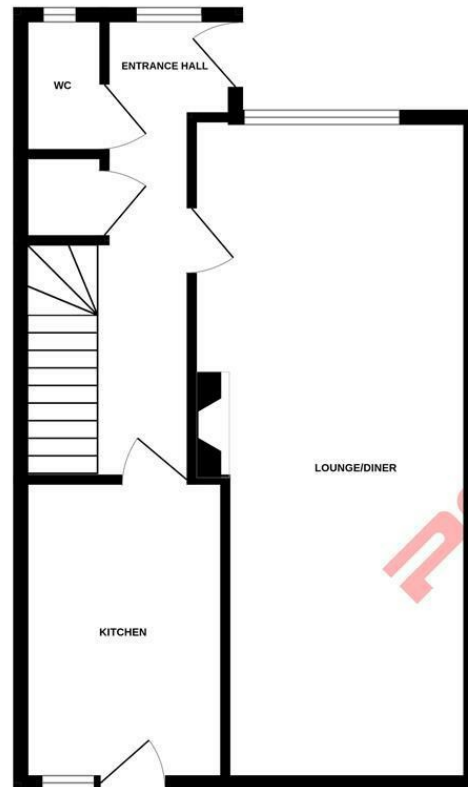
Enjoying a southerly aspect with plenty of afternoon and evening sunshine. Low-maintenance and landscaped with established plants, shrubs and rose bushes, wooden shed and a paved patio that opens to a pathway with rear gated access to a communal parking area.

GARAGE

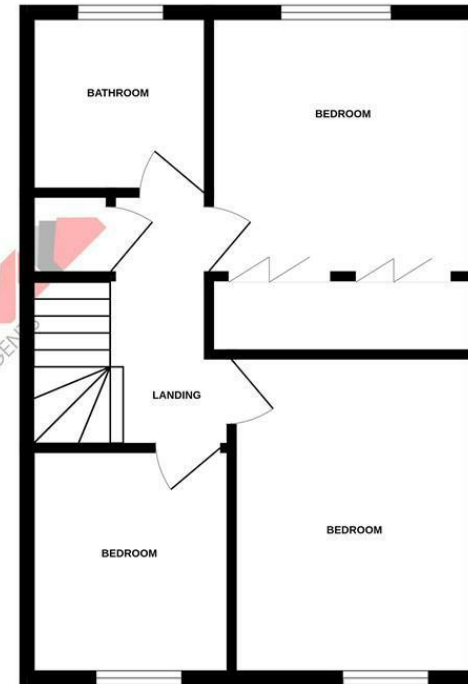
Located in a block with up and over door.



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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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	

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.