



ESTATE AGENTS

**35, Linley Close, Hastings, TN34 2DA**

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

**Price £240,000**



PCM Estate Agents present to the market this THREE BEDROOM END OF TERRACED HOUSE benefitting from OFF ROAD PARKING for two vehicles. Offered to the market CHAIN FREE and IN NEED OF SOME MODERNISATION, but considered an ideal family home.

Accommodation comprises an entrance porch, hallway, 12ft LOUNGE, 15ft KITCHEN-DINER, first floor landing, THREE BEDROOMS and a bathroom. Externally the property benefits from a PRIVATE REAR GARDEN, whilst to the front there is OFF ROAD PARKING.

Situated a short distance from Hastings town centre and Alexandra Park, located in a quiet cul-de-sac.

Please call the owners agents now to book your viewing and avoid disappointment.

### **DOUBLE GLAZED FRONT DOOR**

Leading to:

### **PORCH**

Double glazed window to front, wooden door leading to:

### **HALLWAY**

Radiator, thermostat, telephone point, door to:

### **LOUNGE**

12'9 x 12'7 max (3.89m x 3.84m max )

Radiator, coving to ceiling, gas fire (disconnected) large double glazed window to front aspect.

### **KITCHEN-DINER**

15'7 max x 9'11 max (4.75m max x 3.02m max )

Tiled flooring, radiator, wall mounted boiler, built in storage cupboards, range of eye and base level cupboards and drawers, space and plumbing for washing machine and dishwasher, space for tumble dryer, electric cooker and four ring gas hob with extractor over, double glazed window to side aspect, larger double glazed window to rear overlooking the garden and trees, double glazed door leading to an area of patio/ garden.

### **FIRST FLOOR LANDING**

Double glazed window to side aspect, loft hatch providing access to loft space.

### **BEDROOM**

14'9 max x 9' max (4.50m max x 2.74m max )

Double glazed window to front aspect, built in cupboard, radiator.

### **BEDROOM**

9' x 8'5 (2.74m x 2.57m)

Radiator, coving to ceiling, coat hooks, double glazed window overlooking the garden with a leafy outlook.

### **BEDROOM**

11'3 max x 6'2 max (3.43m max x 1.88m max )

Double glazed window to front aspect, storage cupboard over stairs, radiator.

### **BATHROOM**

6'2 x 5'5 (1.88m x 1.65m)

Bath with mixer tap and shower attachment, wash hand basin, wc, vinyl flooring, radiator, tiled surround, frosted double glazed window to rear aspect.

### **REAR GARDEN**

Steps leading down from the kitchen to a paved area, side access to the front, large shed, water tap, lawned area with flowerbeds surround.

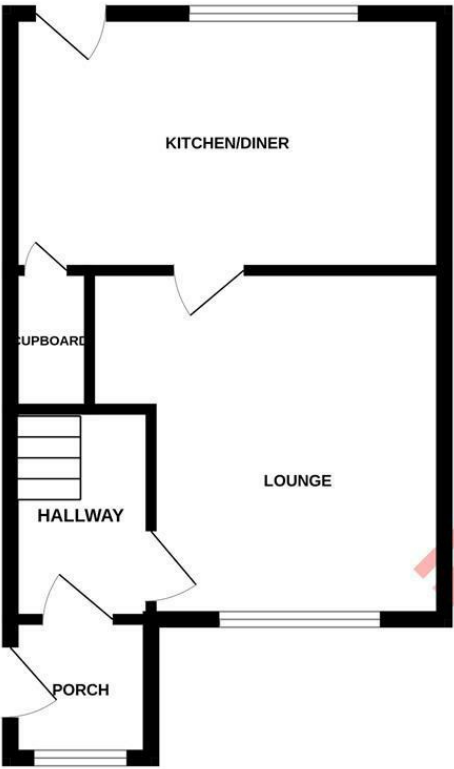
### **OUTSIDE - FRONT**

Off road parking for two vehicles.

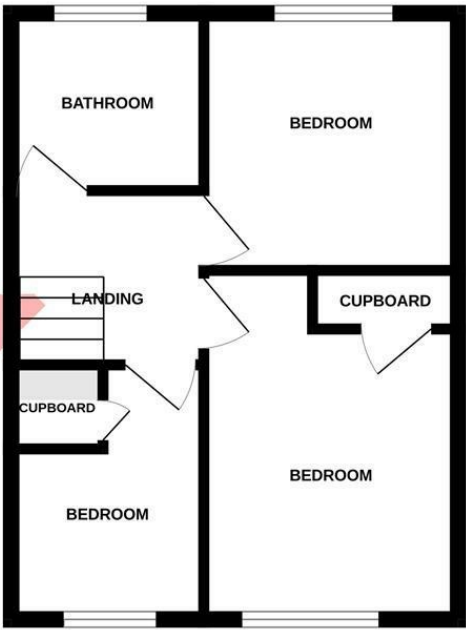
Council Tax Band: B



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) 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	