



ESTATE AGENTS

**127, Emmanuel Road, Hastings, TN34 3LE**

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**Price £260,000**

PCM Estate Agents present to the market this PERIOD FOUR BEDROOM VICTORIAN TERRACED FAMILY HOME arranged over three storeys. The property is located in the sought-after and West Hill region of Hastings, within easy reach of Hastings town centre and Hastings historic Old Town and seafront.

The accommodation comprises a BAY FRONTED LOUNGE, separate kitchen and a WC to the ground floor. To the lower floor there are TWO BEDROOMS, UTILITY ROOM and a SHOWER ROOM, whilst to the first floor are the remaining TWO BEDROOMS and a family bathroom, ensuring convenience for all. To the rear of the property is a decked garden with views over the town.

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

**PRIVATE FRONT DOOR**

Leading to:

**LOBBY**

Further door to:

**LOUNGE**

14'1 max x 13' max

Radiator, double glazed bay window and gas fireplace.

**KITCHEN**

13' x 9'1

Double glazed window with views over the town, radiator, eye and base level cupboards, space for tumble dryer, plumbing and space for dishwasher and washing machine, space for cooker, few stairs down to:

**WC**

With low level wc, wash hand basin, frosted double glazed window.

**LOWER FLOOR HALL**

Leading to:

**BEDROOM**

13' into bay x 10' max

Double glazed bay window to front aspect, radiator.

**BEDROOM**

13' x 9'1

Double glazed window overlooking the garden, radiator.

**UTILITY ROOM**

10'1 x 2'11

Housing the boiler and the electric unit, radiator. double glazed window.

**SHOWER ROOM**

Shower unit, wash hand basin, radiator. window to rear aspect.

**FIRST FLOOR LANDING**

Leading to:

**BEDROOM**

13'1 x 10'

Double glazed window to rear aspect overlooking the town, radiator.

**BEDROOM**

7' x 5'

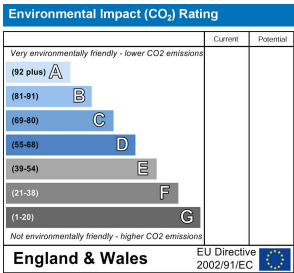
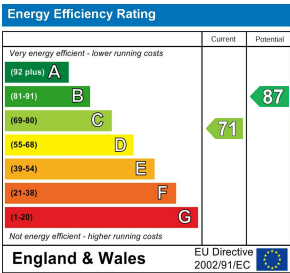
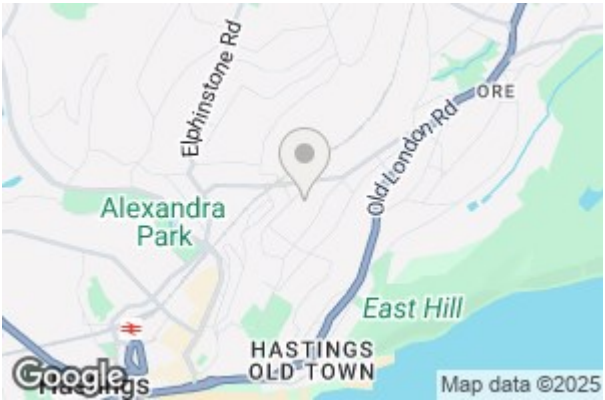
Frosted double glazed window to front.

**BATHROOM**

Bath, wash hand basin, radiator, extractor fan, laminate flooring.

**REAR GARDEN**

Decked area, wooden shed.



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.

Council Tax Band: B