



2, Lords Lane, Hastings, TN35 5EB

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £325,000

*** IN NEED OF FULL REFURBISHMENT ***

PCM Estate Agents welcome to the market this THREE BEDROOM DETACHED HOUSE located in this RARELY AVAILABLE PRIVATE ROAD towards the northern outskirt of Hastings, offered to the market CHAIN FREE. The property occupies a GENEROUS PLOT with a LARGE FRONTAGE set back from the road with OFF ROAD PARKING, GARAGE and a GENEROUS FRONT GARDEN offering huge potential, in addition to a PRIVATE GARDEN to the rear.

Inside, the accommodation comprises an entrance hallway, lounge, kitchen, SUN ROOM, BEDROOM and a bathroom, whilst to the first floor are TWO FURTHER BEDROOMS.

Considered an EXCITING OPPORTUNITY for those looking for a property to improve. Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, under stairs storage area, radiator.

LIVING ROOM

18' max x 9'11 max (5.49m max x 3.02m max)

Triple aspect room with windows to both side and rear aspects, feature fireplace, two radiators, door to:

KITCHEN

10'9 x 10'1 (3.28m x 3.07m)

In need of refurbishment and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, inset sink with mixer tap, window to side aspect, door to:

SUN ROOM

Radiator, windows to both side and rear aspects, double doors leading out to the garden.

BEDROOM

10'2 x 10' (3.10m x 3.05m)

Windows to front and side aspects, radiator.

BATHROOM

P shaped panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, window to front aspect, radiator and boiler.

FIRST FLOOR LANDING

Leading to:

BEDROOM

10'9 x 10'2 (3.28m x 3.10m)

Window to rear aspect, radiator, feature fire surround.

BEDROOM

10'9 max x 10'9 max (3.28m max x 3.28m max)

L shaped room with window to front aspect, radiator.

REAR GARDEN

Private and enclosed, in need of cultivation.

OUTSIDE - FRONT

The property enjoys a large frontage set back from the road with double gates leading to a driveway, large front garden in need of cultivation however offering huge potential.

GARAGE

Council Tax Band: D



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.

