



ESTATE AGENTS

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Price £259,950

PCM Estate Agents are delighted to present to the market an opportunity to acquire this END OF TERRACE THREE BEDROOM HOUSE, positioned on this sought-after road within easy reach of Hastings historic Old Town and nearby popular schooling establishments. Offered to the market CHAIN FREE.

The property has a LOW-MAINTENANCE GARDEN and a BLOCK PAVED DRIVE providing AMPLE OFF ROAD PARKING, as well as having modern comforts including gas fired central heating and double glazing. The well-appointed and well-proportioned accommodation is arranged over two floors comprising an entrance hall, lounge, KITCHEN-DINER, upstairs landing, THREE BEDROOMS and a SHOWER ROOM.

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

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Stairs rising to upper floor accommodation, cornicing, radiator, tile effect laminate flooring, wall mounted thermostat control for gas fired central heating, door opening to:

LIVING ROOM

13'10 x 12'9 (4.22m x 3.89m)

Under stairs storage cupboard, wood flooring, television point, radiator, coving to ceiling, double glazed window to front aspect, door to:

KITCHEN-DINING ROOM

10'9 x 10'3 (3.28m x 3.12m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, four ring gas hob with extractor over and oven below, inset drainer-sink unit with mixer tap, space and plumbing for dishwasher, radiator, ample space for dining table, coving to ceiling, double opening to an extended area of kitchen, tile effect laminate flooring, part tiled walls, pantry style cupboard housing the wall mounted boiler, double glazed window to rear aspect with views onto the garden.

EXTENDED KITCHEN AREA

10'6 x 4'7 (3.20m x 1.40m)

Continuation of the tile effect laminate flooring, space for tall fridge freezer, space and plumbing for washing machine, double glazed window to side aspect and double glazed door opening to the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, double glazed window to side aspect, doors to:

BEDROOM

12'9 x 9'3 (3.89m x 2.82m)

Coving to veiling, radiator, built in wardrobe, double glazed window to front aspect.

BEDROOM

9'2 x 8'8 (2.79m x 2.64m)

Coving to ceiling, radiator, double glazed window to rear aspect.

BEDROOM

10'8 narrowing to 6'7 x 6'7 (3.25m narrowing to 2.01m x 2.01m)

Coving to ceiling, radiator, double glazed window to front aspect

SHOWER ROOM

Corner walk in shower with chrome shower fixing, waterfall style shower head and hand-held shower attachment, pedestal wash hand basin with mixer tap, dual flush low level wc, ladder style heated towel rail, wood effect vinyl flooring, part tiled walls, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

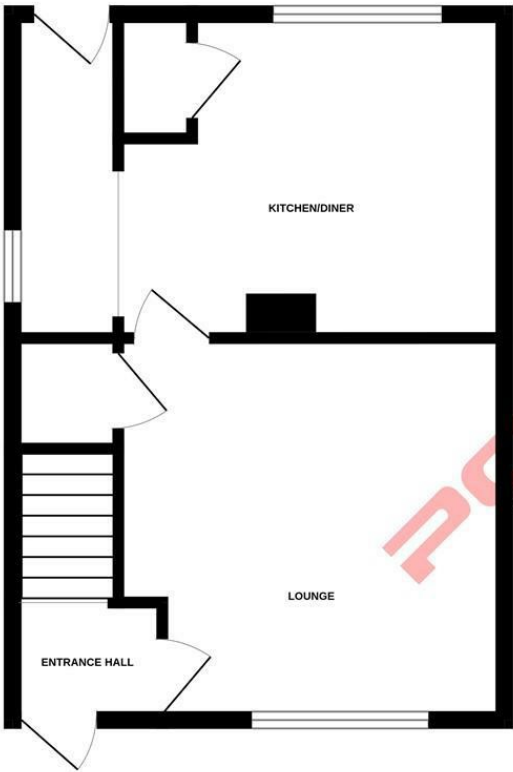
Expansive block paved drive providing off road parking for multiple vehicles, canopied external porch and gated side access to the rear garden.

REAR GARDEN

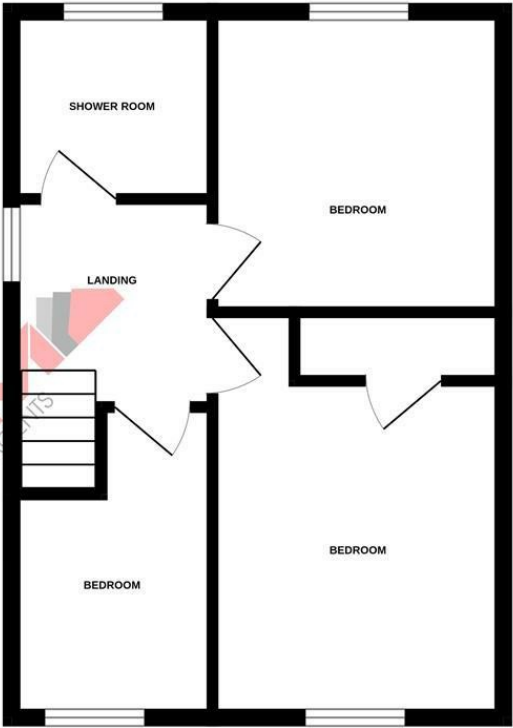
Low maintenance and landscaped with patio area, wooden shed, gated side access, established planted borders, walled and fenced boundaries, outside water tap and power point, raised Koi pond with Koi Carp included if wanted, if not wanted they would be happy to drain this down and re-house the fish.



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 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		