

ESTATE AGENTS

44, Percy Road, Hastings, TN35 5AR

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Price £265,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE, OLDER STYLE TERRACED THREE BEDROOMED HOUSE, conveniently positioned on this sought-after street within Hastings, close to popular schooling establishments and nearby local amenities.

Inside, the property offers modern comforts including gas fired central heating and double glazing, and offers well-appointed and well-proportioned accommodation over two floors comprising an entrance hall, DUAL ASPECT BAY FRONTED LOUNGE-DINER, modern kitchen, rear lobby, upstairs landing, THREE GOOD SIZED BEDROOMS and a bathroom. The property has an ENCLOSED FAMILY FRIENDLY GARDEN mainly laid to lawn with patio.

This older style family home must be viewed to fully appreciate the convenient position and the spacious accommodation on offer. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood laminate flooring, radiator, door to:

LIVING ROOM

14'1 into bay x 10'1 (4.29m into bay x 3.07m)

Television and telephone points, radiator, double glazed bay window to front aspect, open plan to:

DINING ROOM

11'11 x 11' (3.63m x 3.35m)

Under stairs storage cupboard, radiator, double glazed window to rear aspect, doorway leading to:

KITCHEN

8'3 x 7' (2.51m x 2.13m)

Fitted with a matching range of eye and base level cupboards and drawers with worth surfaces over, four ring gas hob with oven below and extractor over, space for tall fridge freezer, inset drainer-sink unit with mixer tap, wood

laminate flooring, wall mounted boiler, double glazed window to rear aspect, opening to:

REAR LOBBY

4'6 x 2'4 (1.37m x 0.71m)

Space and plumbing for washing machine and tumble dryer, radiator, double glazed door to side providing access to the the garden.

FIRST FLOOR LANDING

Spacious, loft hatch providing access to loft space.

BEDROOM ONE

11'8 x 10'9 (3.56m x 3.28m)

Radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM TWO

11'2 x 11' (3.40m x 3.35m)

Radiator, double glazed window to front aspect.

BEDROOM THREE

11'1 x 8'2 (3.38m x 2.49m)

Radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, dual flush low level wc, pedestal wash hand basin with mixer tap, part tiled walls, tile effect laminate flooring, radiator, double glazed opaque glass window to front aspect for privacy.

FRONT GARDEN

Small section of lawn, pathway to front door, storage space for refuse bins.

REAR GARDEN

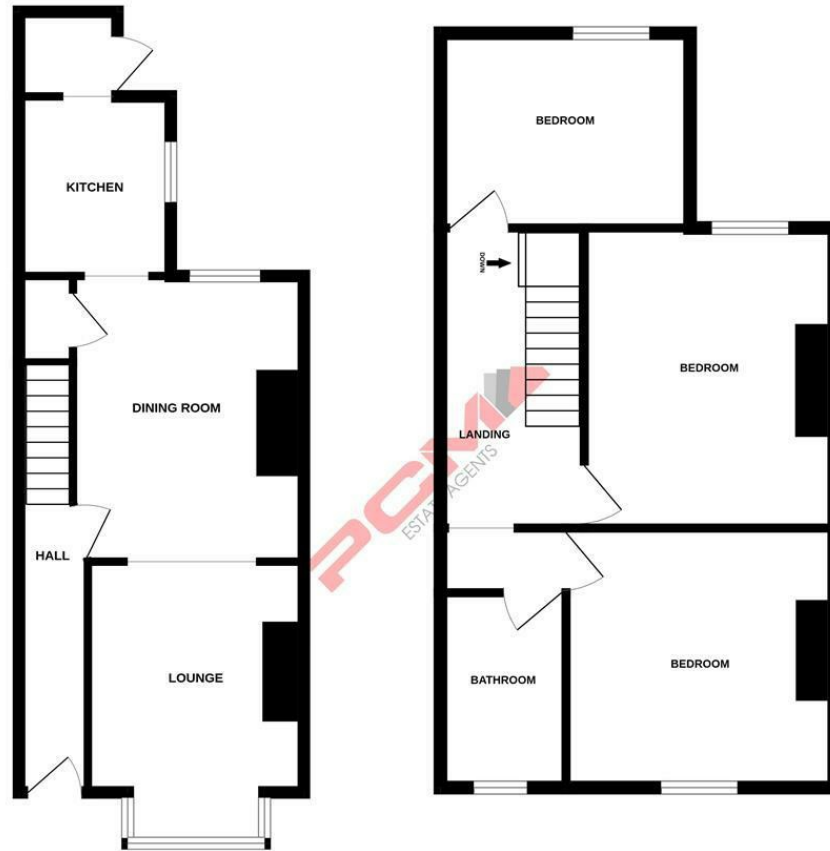
Expansive and family friendly, mainly laid to lawn with a paved/stone patio, fenced boundaries, enjoying a sunny aspect, providing ample space for families with children or the garden enthusiast. There is also a right of way access for neighbouring properties.

Council Tax Band: B



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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