



13, Brookland Close, Hastings, TN34 2DF

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Price £245,000

PCM Estate Agents are delighted to present to the market this **THREE BEDROOM MID-TERRACED HOUSE**, with **GARAGE** offered to the market **CHAIN FREE** and **IN NEED OF MODERNISATION**.

Situated in the heart of the incredibly sought-after Blacklands region of Hastings, this property enjoys a prime location within easy reach of popular schools, local amenities and convenient bus routes. The picturesque Alexandra Park is also just a short stroll away,

While in need of modernisation, this home presents an exciting opportunity for buyers looking to put their own stamp on a property in a highly desirable area. The accommodation comprises a good-sized **LOUNGE-DINER** and **SEPARATE KITCHEN** with access to a **FAMILY FRIENDLY GARDEN**, offering great potential but would benefit from cultivation. The upstairs accommodation comprises of **THREE BEDROOMS** two of which are doubles, and also a family bathroom requiring some updating. Further benefits include gas central heating, double glazing and a **GARAGE** located in a block.

Early viewing is highly recommended to fully appreciate the location and potential on offer. Please contact the owners' agents today to arrange your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Under stairs storage cupboard housing the gas & electric meters as well as the consumer unit, radiator, door opening to:

LOUNGE-DINER

24'1 x 11'1 narrowing to 7'7 (7.34m x 3.38m narrowing to 2.31m)

Two radiators, serving hatch to kitchen, double glazed window to front aspect and double glazed patio doors opening up onto the rear garden.

KITCHEN

11'4 x 8'3 (3.45m x 2.51m)

In need of modernisation but comprises a range of eye and base level units, space and plumbing for washing machine, space for fridge freezer, four ring

gas hob with extractor over and electric oven beneath, stainless steel sink with mixer tap, serving hatch to the dining room, large built in storage cupboard with shelving, double glazed window to rear aspect and double glazed door opening to the rear garden.

FIRST FLOOR LANDING

Built in storage cupboard, loft hatch, doors opening to;

BEDROOM

11' max x 11'5 max (3.35m max x 3.48m max)

Built in wardrobe with hanging space and shelving above, additional overhead storage cupboards, radiator, double glazed window to rear aspect.

BEDROOM

11'7 x 8'1 (3.53m x 2.46m)

Radiator, double glazed window to front aspect.

BEDROOM

8'1 max x 7'3 (2.46m max x 2.21m)

Built in wardrobe over the stairs with shelving, radiator, double glazed window to front aspect.

BATHROOM

In need of modernisation and comprising a panelled bath with mixer tap and electric shower attachment above, low level dual flush wc, wash hand basin, chrome style towel rail, electric heater, part tiled walls, frosted double glazed window to rear aspect.

OUTSIDE - FRONT

Good sized frontage mainly laid to lawn with a stone surround, providing space for pots and plants, footpath providing access to the front door.

REAR GARDEN

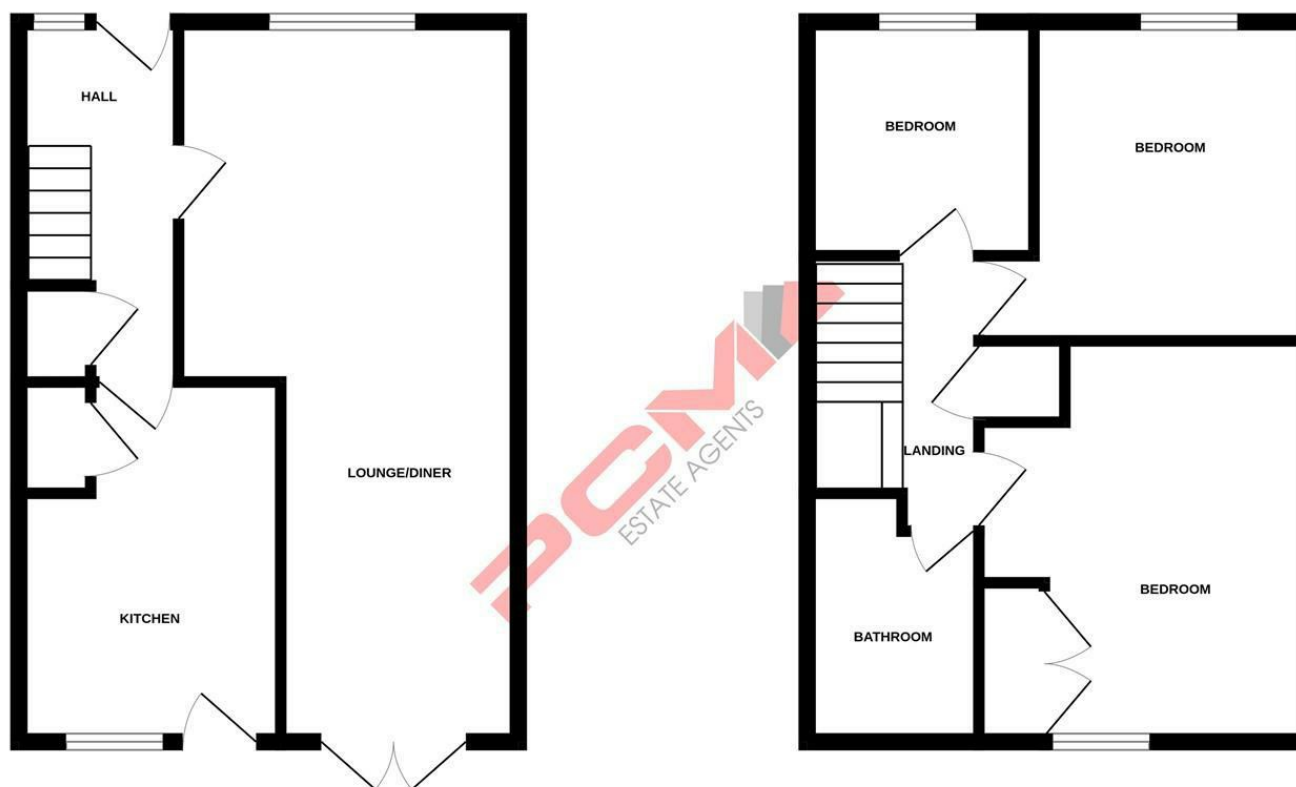
In need of cultivation and benefitting from a good sized area of patio, ideal for dining and entertaining, section of lawn and a further section being ideal for growing fruit and vegetables, range of mature trees and shrubs.

GARAGE

Located in a block with up and over door.

Council Tax Band: B





TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

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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