



ESTATE AGENTS

**7 Castle View Mews, Castledown
Avenue, Hastings, TN34 3RF**

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

Price £245,000

PCM are delighted to offer this terraced CHARMING TOWNHOUSE comprising of TWO BEDROOMS, a GARAGE and PARKING. Conveniently nestled on the WEST HILL within easy reach of Hastings town centre and seafront.

This property, which is being sold CHAIN FREE, also benefits from an ENCLOSED GARDEN to the rear, gas fired central heating, a MODERN KITCHEN, SEPARATE WC and double glazed windows.

Its prime location allows for a short stroll to the rolling greens of the West Hill and Hastings Historic Old Town whilst also maintaining easy access to Hastings town centre, the seafront and mainline railway station with great links to London.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, double glazed window to front aspect.

FIRST FLOOR LANDONG

Stairs rising to the second floor accommodation, wall mounted thermostat control, radiator.

LOUNGE

12'2 max x 10'9 max (3.71m max x 3.28m max)

Double glazed windows to front and side aspects, radiator, television point.

KITCHEN-BREAKFAST ROOM

11'10 max x 7'10 max (3.61m max x 2.39m max)

Comprising a range of eye and base level units with worksurfaces over and separate breakfast bar, four ring gas hob with extractor above and oven below, stainless steel inset sink with mixer tap, double glazed window to rear aspect, door to rear aspect leading out to the garden.

WC

Low level wc, wash hand basin, radiator.

SECOND FLOOR LANDING

Loft hatch providing access to loft space.

BEDROOM

12'2 max x 9'7 max (3.71m max x 2.92m max)

Double glazed windows to front and side aspects, radiator.

BEDROOM

12' x 9'8 max (3.66m x 2.95m max)

Two double glazed windows to rear aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, shower screen, wc, wash hand basin, part tiled walls, extractor fan.

REAR GARDEN

Private with enclosed fenced boundaries.

OUTSIDE - FRONT

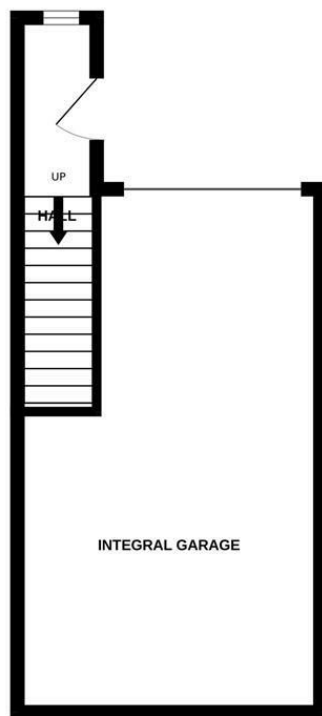
Off road parking fort one vehicle.

GARAGE

Up and over door.



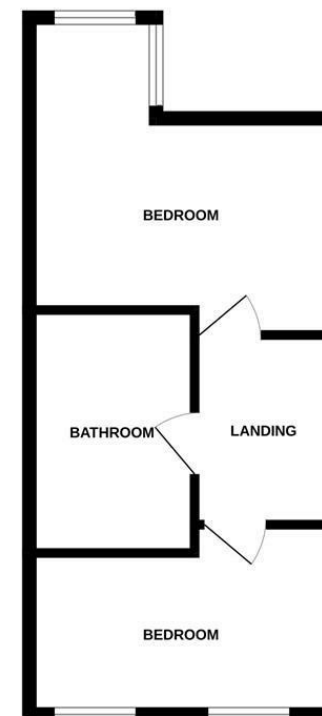
GROUND FLOOR



1ST FLOOR



2ND 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	