



ESTATE AGENTS

2, Lords Lane, Hastings, TN35 5EB

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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

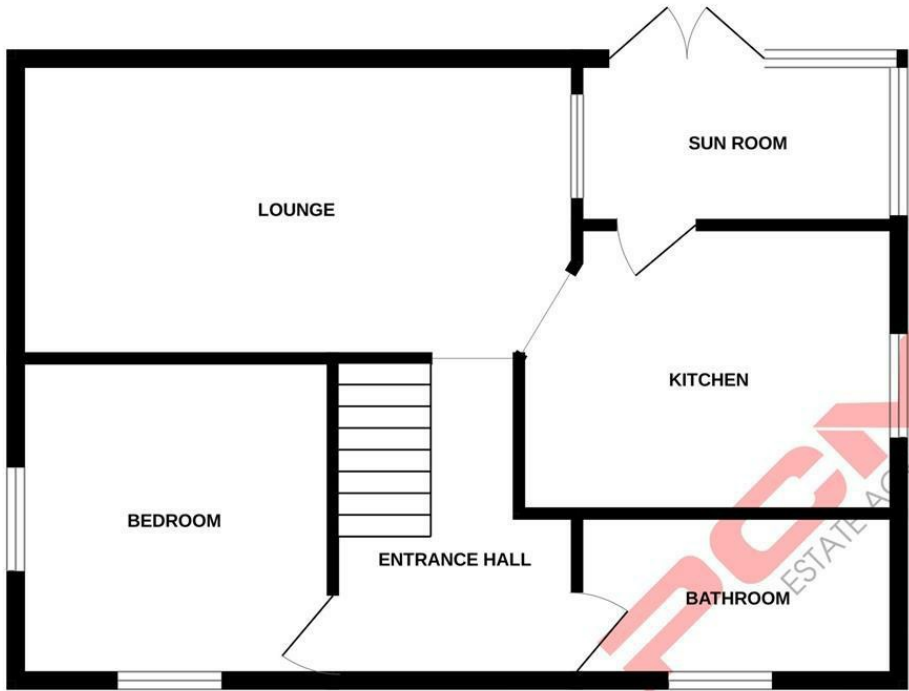
The property enjoys a large frontage set back from the road with double gates leading to a driveway, large front garden in need of cultivation however offering huge potential.

GARAGE

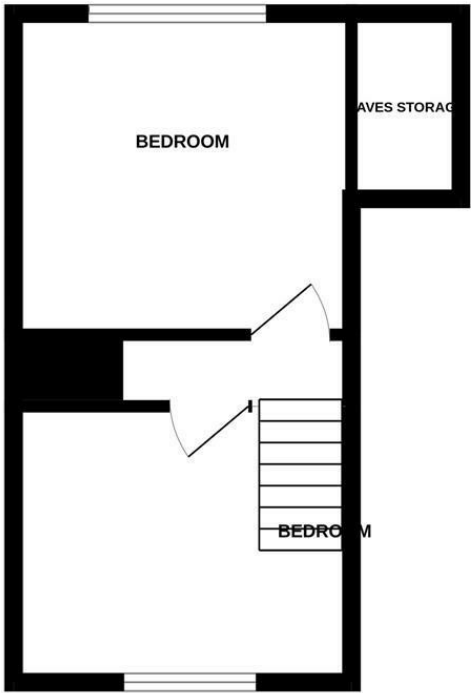
Council Tax Band: D



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		