



ESTATE AGENTS

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Offers In Excess Of £250,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this DOUBLE FRONTED OLDER STYLE THREE/ FOUR BEDROOM, plus STUDY, TERRACED HOUSE. Conveniently positioned on this sought-after street within Hastings, close to nearby amenities within Ore, popular schooling establishments and bus routes.

The property offers modern comforts including gas fired central heating, double glazing and an ENCLOSED GARDEN. Accommodation is arranged over two floors and comprises a vestibule leading to entrance hall, DUAL ASPECT LOUNGE-DINING ROOM, kitchen, ground floor formal DINING ROOM/ OPTIONAL BEDROOM, first floor landing, THREE GOOD SIZED BEDROOMS and a family bathroom. The property also has the addition of a further room which could be utilised as a STUDY.

The property is IN NEED OF SOME MODERNISATION but still presents well to the market. Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening onto:

VESTIBULE

Wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, doors to:

DUAL ASPECT LIVING ROOM

21' into bay x 10'4 (6.40m into bay x 3.15m)

Double glazed bay window to front aspect, double glazed window to rear aspect with views onto the garden, two radiators, television point, fireplace, coving to ceiling.

KITCHEN

12'4 x 6'6 (3.76m x 1.98m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for electric cooker, inset drainer-sink unit, space for under counter fridge and separate freezer, radiator, part tiled walls, tiled flooring, large pantry style cupboard, wall mounted boiler, double glazed window and door to rear aspect having views and access onto the garden.

DINING ROOM/ OPTIONAL BEDROOM

11'5 into bay x 10' (3.48m into bay x 3.05m)

Fireplace, coving to ceiling, radiator, double glazed bay window to front aspect.

FIRST FLOOR LANDING

Radiator, loft hatch providing access to loft space.

BEDROOM ONE

12'5 x 9'6 (3.78m x 2.90m)

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

BEDROOM TWO

10'2 x 6'8 (3.10m x 2.03m)

Measurement excludes recess. Radiator, built in cupboard, television point, double glazed window to front aspect.

BEDROOM THREE

11' x 10' (3.35m x 3.05m)

Built in cupboard, radiator, double glazed window to rear aspect.

STUDY

6'2 x 5'4 (1.88m x 1.63m)

Radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with shower over, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, ladder style heated towel rail, part tiled walls, double glazed window with obscured glass for privacy to rear aspect.

REAR GARDEN

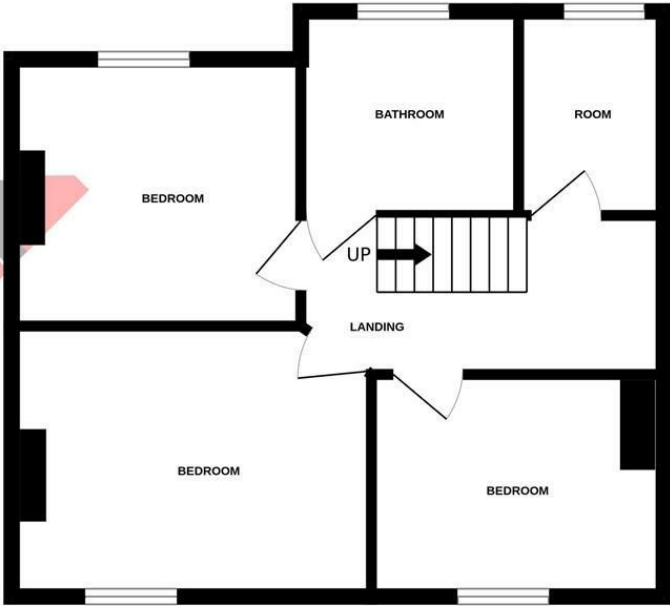
Courtyard style with patio, wooden shed and enclosed.



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	