



ESTATE AGENTS

96, St. Georges Road, Hastings, TN34 3NE

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

Offers In Excess Of £200,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire thus CHAIN FREE OLDER STYLE BAY FRONTED TWO BEDROOM HOUSE, conveniently positioned on this sought-after road within Hastings, having double glazed windows and gas central heating. The property is IN NEED OF SOME MODERNISATION.

The well-proportioned accommodation is arranged over two floors comprising a vestibule onto entrance hall, lounge, SEPARATE DINING ROOM, kitchen, bathroom, first floor landing, TWO DOUBLE BEDROOMS and a WC. The property also has an ENCLOSED REAR GARDEN.

Conveniently positioned within easy reach of local amenities within the area, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

VESTIBULE

Partially glazed door leading to:

ENTRANCE HALL

Radiator, stairs rising to upper floor accommodation, door to:

DINING ROOM

12'5 x 12'3 (3.78m x 3.73m)

Under stairs storage cupboard, radiator, steps up to kitchen and archway through to:

LIVING ROOM

14'1 into bay x 11'9 (4.29m into bay x 3.58m)

Radiator, telephone and television points, fireplace, double glazed bay window to front aspect.

KITCHEN

15'5 x 9'1 max narrowing to 4'7 (4.70m x 2.77m max narrowing to 1.40m)

Double glazed window and door to rear aspect having views and access onto the garden, tiled flooring, part tiled walls, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset one & ½ bowl drainer-sink unit with mixer tap, space for cooker, space and plumbing for washing machine, space for tall fridge freezer.

BATHROOM

Panelled bath with mixer tap and shower attachment, low level wc, wall mounted wash hand basin, heated towel rail, part tiled walls, extractor for ventilation, double glazed pattern glass window to side/ rear aspect.

FIRST FLOOR LANDING

Double glazed window to rear aspect, loft hatch providing access to loft space, doors opening to:

BEDROOM

13'4 x 12'2 (4.06m x 3.71m)

Built in wardrobes, radiator, two double glazed windows to front aspect.

BEDROOM

11'8 x 9'5 (3.56m x 2.87m)

Radiator, built in wardrobe, double glazed window to rear aspect.

WC

Low level wc.

OUTSIDE - FRONT

The property occupies an elevated position with steps up to the front door.

REAR GARDEN

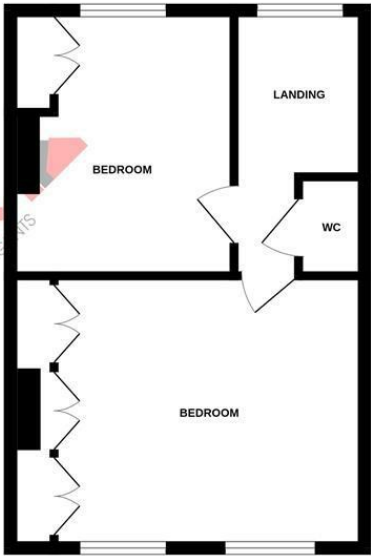
Patio with a few steps up onto a section of lawn, wooden shed.



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		85
(81-91) B		
(69-80) C	71	
(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	