



ESTATE AGENTS

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**Price £225,000**

PCM Estate Agents welcome to the market this SPACIOUS THREE BEDROOM plus LOFT ROOM, MID TERRACED PERIOD HOME located in the sought-after West Hill region of Hastings, within easy reach of Hastings Old Town and Hastings town centre.

The property enjoys spacious accommodation throughout and is IN NEED OF MODERNISATION comprising an entrance vestibule, hallway, 22ft LOUNGE-DINER, separate kitchen, first floor landing, THREE BEDROOMS and a bathroom, whilst to the second floor there is a LOFT ROOM. Externally the property benefits from a PRIVATE AND ENCLOSED COURTYARD GARDEN.

Situated within easy reach of the many amenities that Hastings has to offer including Hastings Old Town and seafront. The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE VESTIBULE**

Door leading to:

#### **ENTRANCE HALLWAY**

Stairs rising to the first floor accommodation, two under stairs storage cupboards, door leading to:

#### **LOUNGE-DINER**

22' max x 12'2 narrowing to 9'5 (6.71m max x 3.71m narrowing to 2.87m)  
Double glazed bay window to front aspect, door to rear aspect leading out to the garden, two radiators.

#### **KITCHEN**

11'2 x 9' (3.40m x 2.74m)  
Comprising a range of eye and base level units with worksurfaces over, space for gas cooker, space for fridge freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, double glazed windows to rear and side aspects.

#### **FIRST FLOOR LANDING**

Pull down ladder leading to the loft room, radiator.

#### **BEDROOM**

11'8 x 9'7 (3.56m x 2.92m)  
Double glazed window to rear aspect, radiator.

#### **BEDROOM**

13'8 max x 10'5 (4.17m max x 3.18m)  
Double glazed bay window to front aspect, radiator.

#### **BEDROOM**

12'3 max x 4'8 (3.73m max x 1.42m)  
Double glazed window to rear and front aspects, radiator.

#### **BATHROOM**

10'9 x 8'11 (3.28m x 2.72m)  
Panelled bath with shower attachment and shower screen, dual flush wc, wash hand basin, airing cupboard, radiator, part tiled wall, double glazed obscured window to rear aspect.

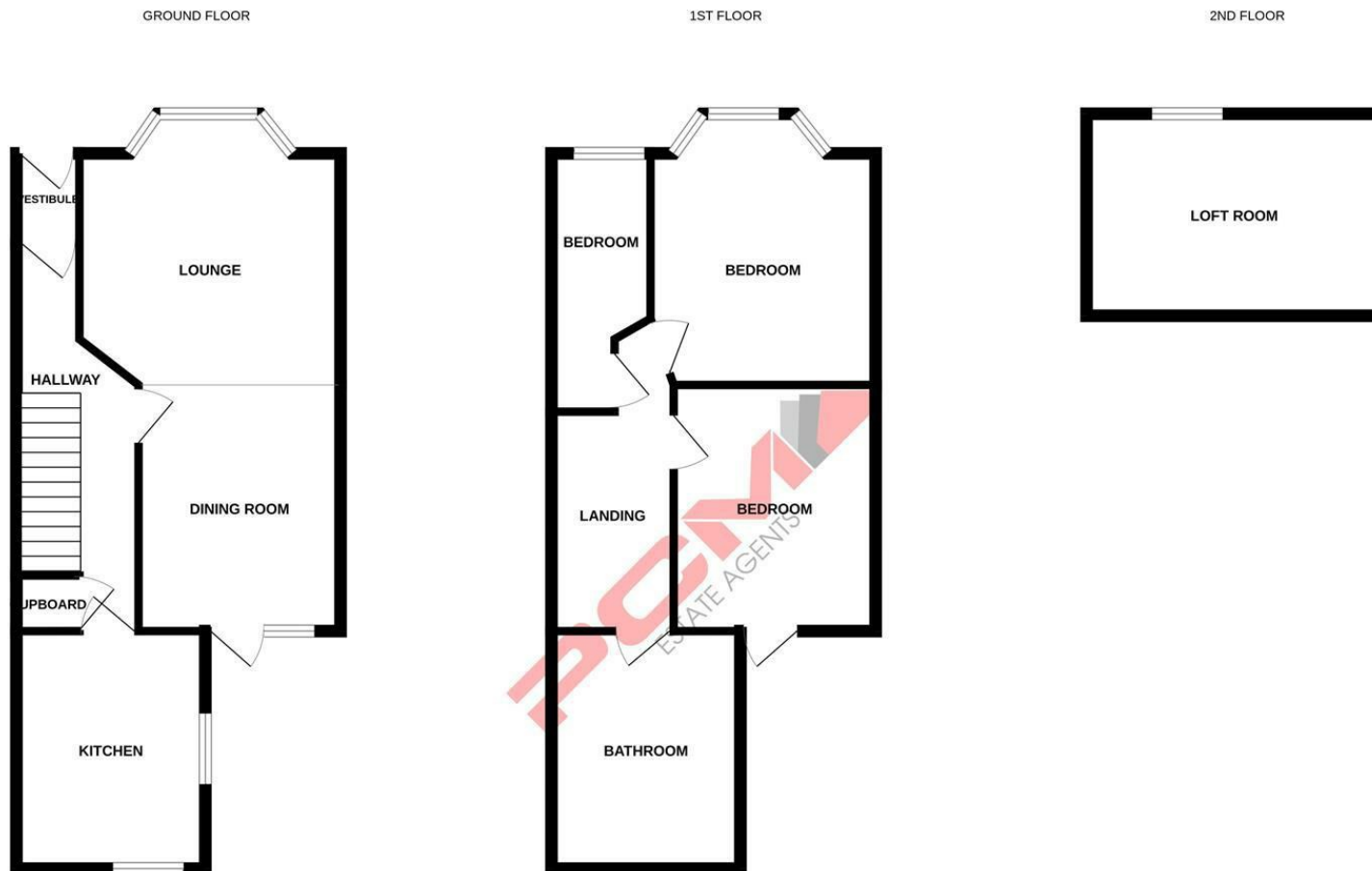
#### **LOFT ROOM**

13'11 x 9'11 (4.24m x 3.02m)  
Velux window to front aspect, door leading to eaves storage.

#### **REAR GARDEN**

Private and enclosed tiered courtyard garden being mainly paved and offering space for seating and entertaining, enclosed walled boundaries and storage shed.





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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