



ESTATE AGENTS

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Price £250,000

PCM Estate Agents welcome to the market this EXTREMELY SPACIOUS TWO/ THREE BEDROOMED PERIOD HOME located in the sought-after Blacklands region of Hastings. The property does REQUIRE MODERNISATION throughout however is considered an EXCELLENT OPPORTUNITY for those looking for a home to improve.

Accommodation is spacious and arranged over THREE FLOORS comprising an entrance vestibule, hallway, LOUNGE OPEN PLAN TO DINING ROOM, separate KITCHEN-BREAKFAST ROOM which leads out to the garden, first floor landing with TWO DOUBLE BEDROOMS, bathroom and SEPARATE WC, whilst to the second floor there is a SPACIOUS LOFT ROOM which could be utilised as a third bedroom. To the rear of the property is a PRIVATE AND ENCLOSED TIERED REAR GARDEN in need of cultivation.

The property is located in the sought-after Blacklands region of Hastings, within easy reach of a number of local schooling facilities in addition to Alexandra Park and Hastings town centre itself. 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, under stairs storage cupboards.

LOUNGE

11'9 plus bay x 12'2 (3.58m plus bay x 3.71m)

Bay window to front aspect, radiator, open plan to:

DINING ROOM

11'9 x 9'8 max (3.58m x 2.95m max)

Window to rear aspect, radiator.

KITCHEN-BREAKFAST ROOM

14' x 9'4 (4.27m x 2.84m)

Comprising a range of eye and base level units with worksurfaces over, electric

hob with extractor above and oven below, space for fridge freezer, space and plumbing for washing machine, inset one & ½ bowl inset sink with mixer tap, space for breakfast table and chairs, two windows and door to side aspect leading out to the garden.

FIRST FLOOR LANDING

Stairs rising to the second floor accommodation, window to front aspect, radiator.

BEDROOM

14'2 max x 9'8 (4.32m max x 2.95m)

Bay window to front aspect, radiator.

BEDROOM

11'10 x 8'7 (3.61m x 2.62m)

Built in wardrobe, radiator, window to rear aspect.

WET ROOM

10'7 x 8' (3.23m x 2.44m)

Currently arranged with shower, wash hand basin, built in storage cupboards, part tiled walls, radiator, obscured window to rear aspect.

SEPARATE WC

Dual flush wc,, tiled walls, window to side aspect.

SECOND FLOOR LANDING

Converted loft space with Velux window to front aspect, door providing access to eaves storage, door to:

LOFT ROOM/ BEDROOM

11'7 max x 11'2 max (3.53m max x 3.40m max)

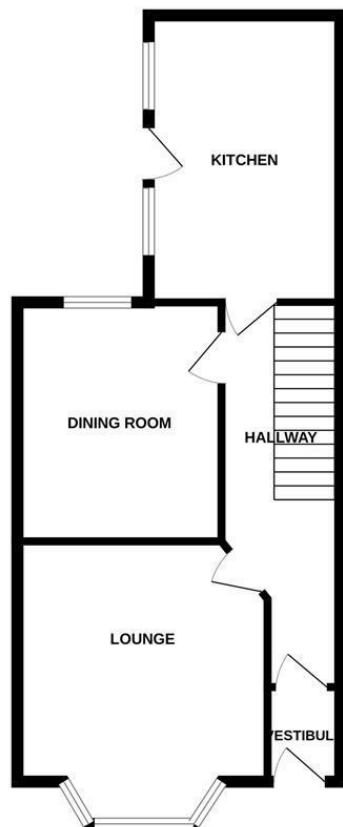
Velux window to rear aspect.

REAR GARDEN

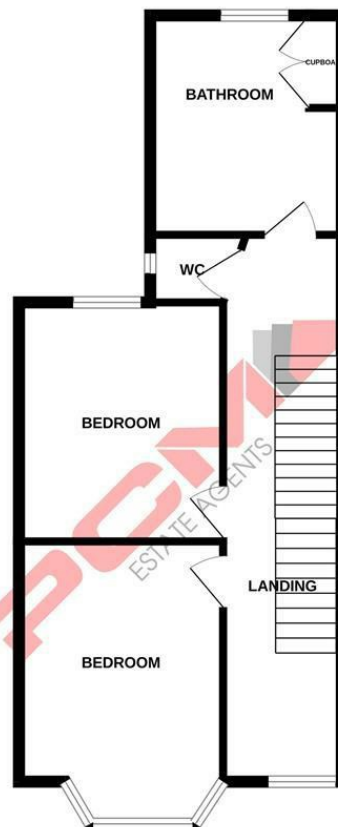
Private and enclosed tiered garden with courtyard area abutting the property, steps leading up to the main area of garden in need of cultivation however offering huge potential to convert into a lovely sun terrace. There is also a storage shed/ workshop.



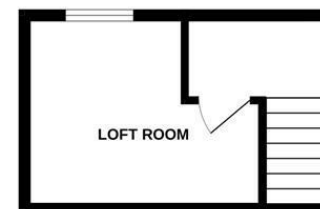
GROUND FLOOR



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	