



ESTATE AGENTS

**54, Percy Road, Hastings, TN35 5AR**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £250,000**



PCM Estate Agents are delighted to present to the market this OLDER STYLE THREE BEDROOM BAY FRONTED TERRACED HOUSE, conveniently positioned on this sought-after street within Hastings, with OFF ROAD PARKING and a LOW-MAINTENANCE LANDSCAPED GARDEN.

The property has modern comforts including gas fired central heating, double glazing and has undergone redecoration in recent years and now offers well-appointed and spacious accommodation. The accommodation comprises an entrance hall, DUAL ASPECT LOUNGE-DINING ROOM with WOOD BURNER, modern kitchen, THREE BEDROOMS and a modern bathroom. The property has a RESIN DRIVEWAY providing OFF ROAD PARKING and a LOW-MAINTENANCE REAR GARDEN.

Positioned within easy reach of amenities within Ore Village, popular schooling establishments and bus routes. Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Leading to:

#### **ENTRANCE HALL**

Wall mounted consumer unit, coconut matting, wood laminate flooring, radiator, stairs rising to upper floor accommodation, door to:

#### **OPEN PLAN LIVING-DINING ROOM**

12'1" into bay x 10'8" plus 11'9" x 11'3" (3.68m into bay x 3.25m plus 3.58m x 3.43m)

Continuation of the wood laminate flooring, radiator, fireplace in living area with wood burner, ornamental fireplace in the dining area, under stairs storage cupboard, recessed shelving, telephone point, double glazed bay window to front aspect, double glazed window to rear aspect with views onto the garden, door to:

#### **KITCHEN**

11'6" x 8'9" (3.51m x 2.67m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring induction hob with fitted cooker hood over, oven and separate grill below, stainless steel sink unit with mixer tap, space and

plumbing for washing machine and dishwasher, space for tumble dryer, integrated tall fridge freezer, inset down lights, radiator, part tiled walls, wood laminate flooring, wall mounted cupboard concealed boiler, double glazed window and door to side aspect opening onto the garden, door to:

#### **DOWNSTAIRS BATHROOM**

Panelled bath with mixer tap, vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, ladder style heated towel rail, partially aquabored walls, two double glazed windows with pattern glass to rear aspect.

#### **FIRST FLOOR LANDING**

Coving to ceiling, loft hatch, storage cupboard, coving to ceiling.

#### **BEDROOM**

14'5" x 10'10" (4.39m x 3.30m)

Double radiator, coving to ceiling, built in wardrobes either side of chimney breast, dado rail, double glazed bay window to front aspect.

#### **BEDROOM**

12'0" x 9'3" (3.66m x 2.82m)

Radiator, double glazed window to rear aspect.

#### **BEDROOM**

11'6" x 8'2" (3.51m x 2.49m)

Radiator, double glazed window to rear aspect.

#### **OUTSIDE- FRONT**

Driveway providing off road parking, pathway leading to front door.

#### **REAR GARDEN**

11'1" x 9'10" approx (3.4 x 3 approx)

Low-maintenance with a paved patio abutting the property, area of artificial lawn, fenced and walled boundaries.





While 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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