



ESTATE AGENTS

130, Emmanuel Road, Hastings, TN34 3LF

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Price £275,000



PCM Estate Agents welcome to the market this THREE DOUBLE BEDROOM, TWO RECEPTION ROOM, MID TERRACED PERIOD HOME, located within the sought-after West Hill region of Hastings, within easy reach of Hastings historic Old Town and town centre with its mainline railway station and seafront. Offered to the market CHAIN FREE.

The property enjoys SPACIOUS ACCOMODATION throughout comprising an entrance hallway, LOUNGE with separate DINING ROOM, kitchen and DOWNSTAIRS WC, whilst to the first floor there are THREE GOOD SIZED BEDROOMS in addition to the family bathroom. Externally the property also enjoys a PRIVATE & ENCLOSED COURTYARD STYLE GARDEN.

Conveniently located on the popular West Hill, the property is considered an IDEAL FAMILY HOME. Viewing comes highly recommended via PCM Estate Agents, please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, under stairs storage cupboard, radiator, picture rail.

#### **LOUNGE**

14'4 max x 12'3 (4.37m max x 3.73m)

Feature fire surround, double glazed bay window to front aspect, picture rail, radiator.

#### **DINING ROOM**

11'8 x 9'9 (3.56m x 2.97m)

Feature fire surround with wood burning stove, storage cupboard built into recess, picture rail, double glazed window to rear aspect, radiator.

#### **KITCHEN**

11'5 x 8'7 (3.48m x 2.62m)

Comprising a range of eye and base level units with worksurfaces over, ample space for appliances, stainless steel inset sink with mixer tap, wall mounted gas fired boiler, double glazed window to side aspect, double glazed door to side aspect leading out to the garden.

#### **DOWNSTAIRS WC**

Dual flush wc, wash hand basin.

#### **FIRST FLOOR LANDING**

Loft hatch, picture rail.

#### **BEDROOM**

14'4 max x 10'7 (4.37m max x 3.23m)

Double glazed bay window to front aspect, wardrobe built into recess, radiator, picture rail.

#### **BEDROOM**

11'9 x 9'7 max (3.58m x 2.92m max )

Wardrobe built into recess, double glazed window to rear aspect, picture rail, radiator.

#### **BEDROOM**

11'4 x 8'11 (3.45m x 2.72m )

Shelving built into recess, double glazed window to rear aspect, radiator.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, shower screen, wash hand basin, wc, chrome ladder style radiator, part tiled walls, extractor fan, double glazed obscured window to front aspect.

#### **REAR GARDEN**

Private and enclosed, tiered featuring a courtyard area abutting the property and accessed via the kitchen, steps up to the main section of garden which is predominantly paved with enclosed fenced and walled boundaries.

Council Tax Band: B



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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