



ESTATE AGENTS

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Offers In Excess Of £290,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this THREE BEDROOM MID TERRACED HOUSE, offered to the market CHAIN FREE. Situated in the highly popular West Hill location, within easy reach of Hastings Old Town and Town Centre with its mainline railway station.

Accommodation comprises a GOOD SIZED FAMILY LOUNGE with an opening to a 16ft KITCHEN-DINER, first floor landing, THREE BEDROOMS, two of which are doubles, together with a family bathroom. Externally the property benefits from having a DECKED REAR GARDEN along with a private area of front garden being laid to lawn and having a small area of patio. The property also benefits from some SEA VIEWS to the front aspect.

Please contact the owners agents now to arrange your viewing and avoid disappointment.

UPVC FRONT DOOR

Opening to:

SMALL ENTRANCE HALLWAY

Stairs rising to upper floor accommodation, space for coats and shoes, door opening to:

LOUNGE

13'5 x 13'5 (4.09m x 4.09m)

Fireplace with storage either side, radiator, television point, under stairs storage cupboard housing the electric consumer unit and the electric & gas meters, and double glazed window to front aspect providing views over the front garden and towards the sea, opening to:

KITCHEN-DINER

16'9 x 8' (5.11m x 2.44m)

Range of eye and base level units, ample countertop space, five ring gas burner hob with extractor above and electric oven below, space and plumbing for dishwasher and washing machine, additional cupboard housing the boiler, two double glazed windows to rear aspect providing views over the garden, UPVC rear door providing access to the garden.

FIRST FLOOR LANDNG

Leading to:

BEDROOM

13'6 max x 10'10 (4.11m max x 3.30m)

Radiator, door opening to storage cupboard with built in hanging space and additional storage beneath, UPVC double glazed window to front aspect providing sea views.

BEDROOM

10'9 x 8'2 (3.28m x 2.49m)

Storage cupboard providing ample hanging space, radiator, double glazed window to rear aspect.

BEDROOM

9'8 x 4'2 (2.95m x 1.27m)

Radiator, double glazed window to rear aspect.

FAMILY BATHROOM

Panelled bath with mixer tap and electric shower over, dual flush wc, wash hand basin with mixer tap and storage beneath and to the side, shaver point, chrome style towel rail, part tiled walls, extractor fan.

REAR GARDEN

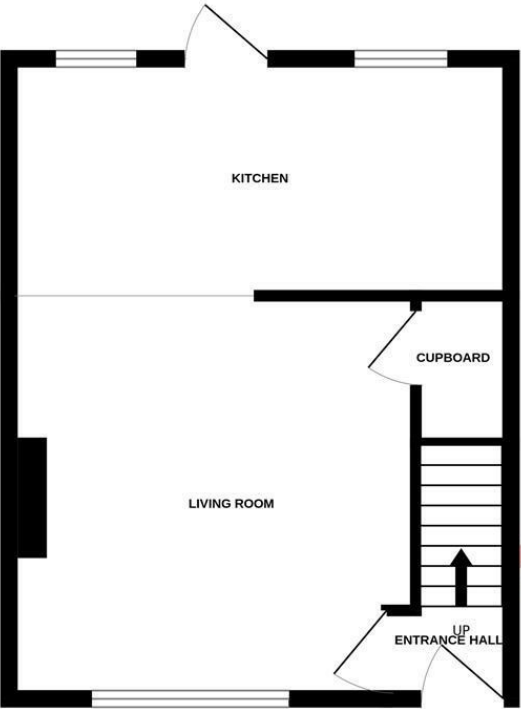
Currently three tiers of decked space with wooden sleepers providing space for planting, side gate providing access to the front.

OUTSIDE - FRONT

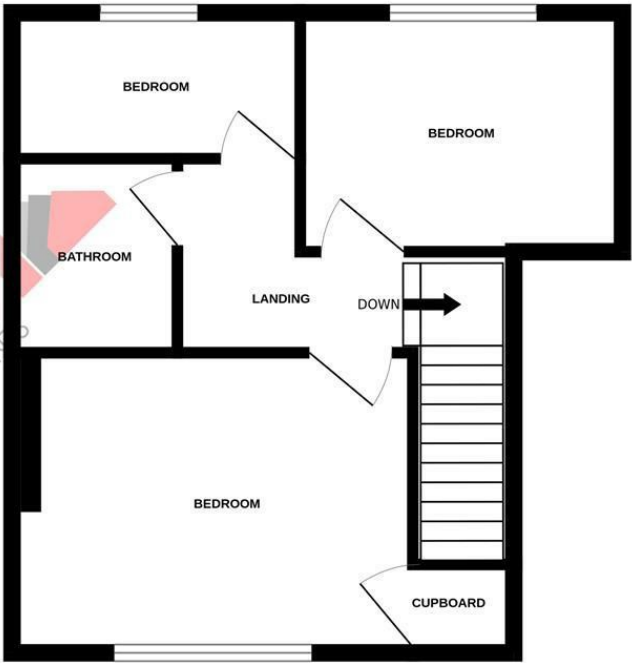
Small area of lawn, range of hedgerow providing privacy to the road, small area of patio, side access gate.



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		
(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		