



26, Ore Valley Road, Hastings, TN34 3FD

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50% Shared Ownership £137,500

**** 50% SHARED OWNERSHIP ****

PCM Estate Agents welcome to the market an exciting opportunity to acquire this MODERN END-TERRACED TWO BEDROOM HOUSE with an ENCLOSED PRIVATE REAR GARDEN and ALLOCATED PARKING.

The property offers accommodation arranged over two floors comprising a spacious entrance hall, DOWNSTAIRS WC, LOUNGE-DINER, conservatory and a MODERN KITCHEN, whilst upstairs there are TWO DOUBLE BEDROOMS and a MODERN BATHROOM. The property also benefits from ample storage space. Externally, the REAR GARDEN is a delightful feature with patio areas, area of lawn and planted beds. There is also the benefit of an ALLOCATED PARKING BAY.

Conveniently positioned within easy reach of Ore railway station, popular schooling establishments, Alexandra Park and local amenities.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Spacious with two large storage cupboards, radiator, stairs rising to upper floor accommodation, doors to:

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap and ample storage set beneath, tiled splashbacks, wall mounted mirror.

LOUNGE-DINER

14'8 x 12'3 (4.47m x 3.73m)

Radiator, television point, double glazed French doors with windows either side opening to:

CONSERVATORY

9'5 x 7'5 (2.87m x 2.26m)

Could be utilised as a further dining space. Apex roof, UPVC construction with double glazed windows to side and rear elevations, double glazed French doors opening to the garden, wall mounted electric heater, power points.

KITCHEN

Modern and fitted with a matching range of eye and base level cupboards and drawers having soft close hinges, worksurfaces, induction hob, waist level double oven, grill and microwave oven, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, sunken sink with moulded drainer into the countertop, Perspex splashbacks, cupboard concealed wall mounted boiler, double glazed window to front aspect.

FIRST FLOOR LANDING

Spacious with loft hatch, radiator, large cupboard having space for tumble dryer and additional storage space, leading to:

BEDROOM

15' x 10'10 (4.57m x 3.30m)

Radiator, two double glazed windows to rear aspect with views onto the garden.

BEDROOM

16'2 max x 9'6 expanding to 11'8 (4.93m max x 2.90m expanding to 3.56m)

Laminate flooring, radiator, two double glazed windows to front aspect.

SHOWER ROOM

Walk in shower with chrome shower fixing, waterfall style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, extractor for ventilation and heated towel rail.

REAR GARDEN

Relatively low-maintenance and level, being family friendly with areas of lawn either side of a block paved path which leads to a stone patio at the bottom of the garden, with a fixed metal pergola. There is a wooden shed, outside water tap, fenced boundaries and gated side access.

PARKING

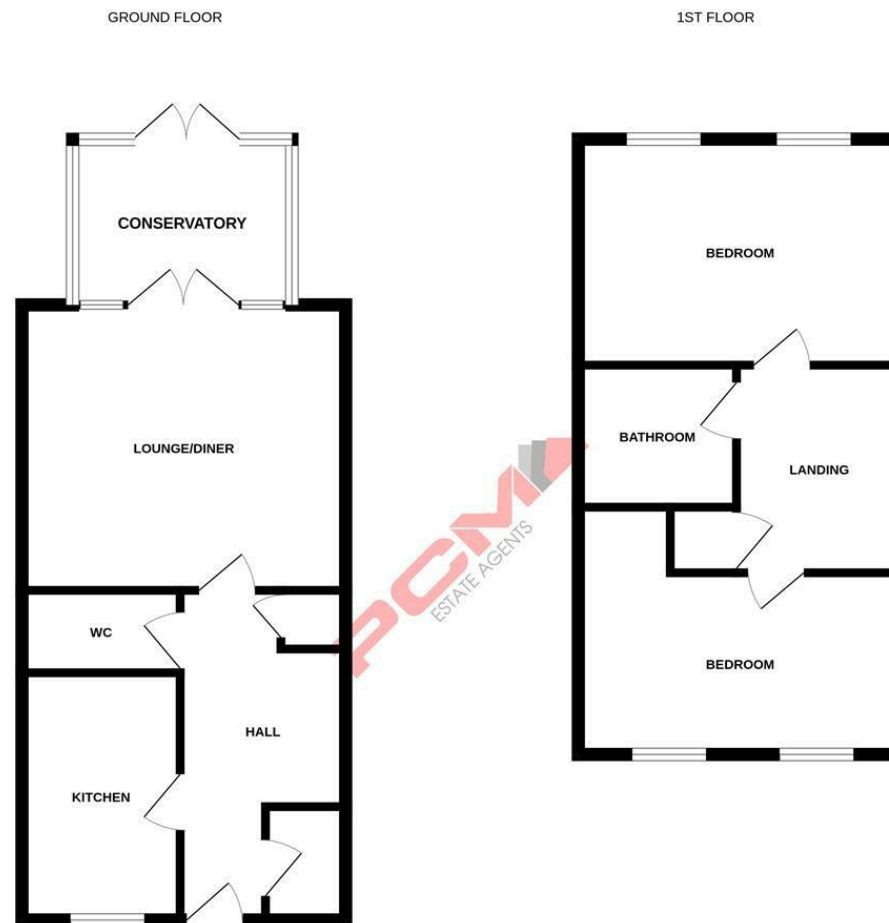
The property has allocated parking for one vehicle.

SHARED OWNERSHIP INFO

There is a rental payable for the remaining 50% that isn't owned totalling £340 per month, this also includes the service charge for the development.

Council Tax Band: C





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		