



ESTATE AGENTS

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Offers In Excess Of £250,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this well-presented OLDER STYLE TWO BEDROOM plus OCCASIONAL ROOM, MID TERRACED HOUSE with well thought-out and well-proportioned accommodation arranged over two floors comprising a living room, SEPARATE DINING ROOM, kitchen, DOWNSTAIRS BATHROOM with SEPARATE SHOWER, upstairs landing providing access to TWO GOOD SIZED BEDROOMS and a further bedroom with interconnecting room which could be utilised as a study or as an occasional room. To the rear is a LOW-MAINTENANCE COURTYARD STYLE GARDEN offering ample outside space for entertaining.

The property further benefits from having gas fired central heating, double glazing and is offered to the market CHAIN FREE.

The property is located just a short walk from Hastings town centre mainline railway station, seafront and promenade, as well as having PANORAMIC VIEWS of the West Hill. Please call the owners agents now to book your immediate viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to;

LIVING ROOM

14'5 x 12'1 (4.39m x 3.68m)

Radiator, coving to ceiling, television point, double glazed window to front aspect, door opening to;

INNER HALL

Stairs rising to upper floor accommodation and open plan to;

DINING ROOM

14'6 x 9'3 (4.42m x 2.82m)

Coving to ceiling, radiator, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, double glazed window to rear aspect with views over the courtyard garden, door to;

KITCHEN

11'5 x 6'9 (3.48m x 2.06m)

Coving to ceiling, part tiled walls, tile effect vinyl flooring, fitted with a range of

eye and base level cupboards and drawers with work surfaces over, four ring gas hob with extractor over and oven below, inset drainer/sink unit with mixer tap, space and plumbing for washing machine and separate tumble dryer, space for tall fridge freezer, wall mounted cupboard concealed boiler, double glazed window and door to side aspect overlooking and providing access to a courtyard style garden. Door to;

DOWNSTAIRS BATHROOM

Panelled bath with mixer tap, separate walk in shower enclosure, tiled with shower, pedestal wash hand basin with tiled splashback and mixer tap, dual flush low level wc, chrome ladder style heated towel rail, radiator, coving to ceiling, extractor for ventilations, double glazed obscured glass window to side aspect,

FIRST FLOOR LANDING

Loft hatch providing access to loft space, door to;

BEDROOM ONE

14'6 x 11'4 (4.42m x 3.45m)

Coving to ceiling, radiator, walk in cupboard, double glazed window to front aspect.

BEDROOM TWO

14'10 x 9'5 (4.52m x 2.87m)

Coving to ceiling, radiator, cupboard over stairs, double glazed window to rear aspect having views over the courtyard garden, door to;

INTERCONNECTING ROOM/ OCCASIONAL BEDROOM

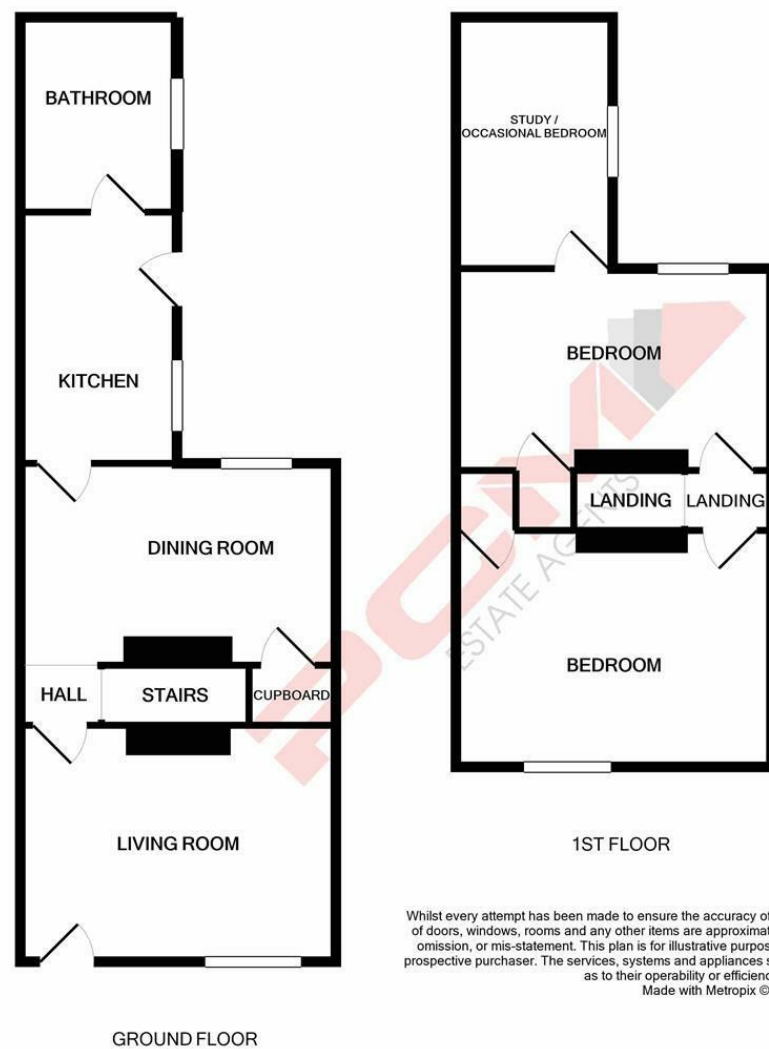
11'2 x 6'7 (3.40m x 2.01m)

Coving to ceiling, radiator, double glazed window to side aspect.

GARDEN

Concrete L shaped patio, fenced and walled boundaries.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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		