



ESTATE AGENTS

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**Price £230,000**



PCM Estate Agents offer to the market CHAIN FREE this TWO DOUBLE BEDROOM, BAY FRONTED OLDER STYLE HOUSE, positioned on this incredibly sought-after road within the West Hill region of Hastings, just a short stroll from Hastings historic Old Town and the PANORAMIC VIEWS of the WEST HILL itself.

Inside, you are greeted by a porch which leads to a hallway, BAY FRONTED LIVING ROOM, separate DINING ROOM which connects to the KITCHEN and a ground floor SHOWER ROOM. There is also a rear/ side lobby which provides access to the rear garden. To the first floor, the landing provides access to TWO DOUBLE BEDROOMS. The REAR GARDEN is a GOOD SIZE and in need of some cultivation, with a neighbouring right of way.

Please call the owners agents now to book your viewing and avoid disappointment.

### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Opening into:

### **PORCH**

Tiled flooring, window to both side elevations, further double glazed door opening into:

### **ENTRANCE HALL**

Stairs rising to upper floor accommodation. electric wall mounted radiator, doors to:

### **BAY FRONTED LOUNGE**

12'3 x 9'7 (3.73m x 2.92m)

Wall mounted electric radiator, double glazed wooden framed bay window to front aspect.

### **DINING ROOM**

12'4 x 11'3 narrowing to 9' (3.76m x 3.43m narrowing to 2.74m)

Under stairs storage cupboard, wall mounted electric radiator, wooden framed single glazed window to rear aspect with secondary glazed unit, door to:

### **KITCHEN**

7'4 x 5'5 (2.24m x 1.65m)

Wall mounted cupboards, worksurfaces, part tiled walls, tiled flooring, wall mounted electric radiator, space for cooker, inset drainer-unit with, space for under counter fridge, single glazed wooden framed window to side aspect with secondary glazed unit, sliding door to:

### **SHOWER ROOM**

Walk in shower, pedestal wash hand basin, low level wc, heated towel rail, part tiled walls, tiled flooring, door to:

### **REAR LOBBY**

Two double glazed wooden framed windows to side aspect, wooden framed partially glazed door opening to the garden.

### **FIRST FLOOR LANDING**

Providing access to:

### **BEDROOM**

13'2 into bay x 12'8 max ( 4.01m into bay x 3.86m max )

Fitted wardrobes, wall mounted electric panel radiator, double glazed wooden framed bay window to front aspect.

### **BEDROOM**

13' x 8'1 (3.96m x 2.46m)

UPVC double glazed window to rear aspect with views over the gardens.

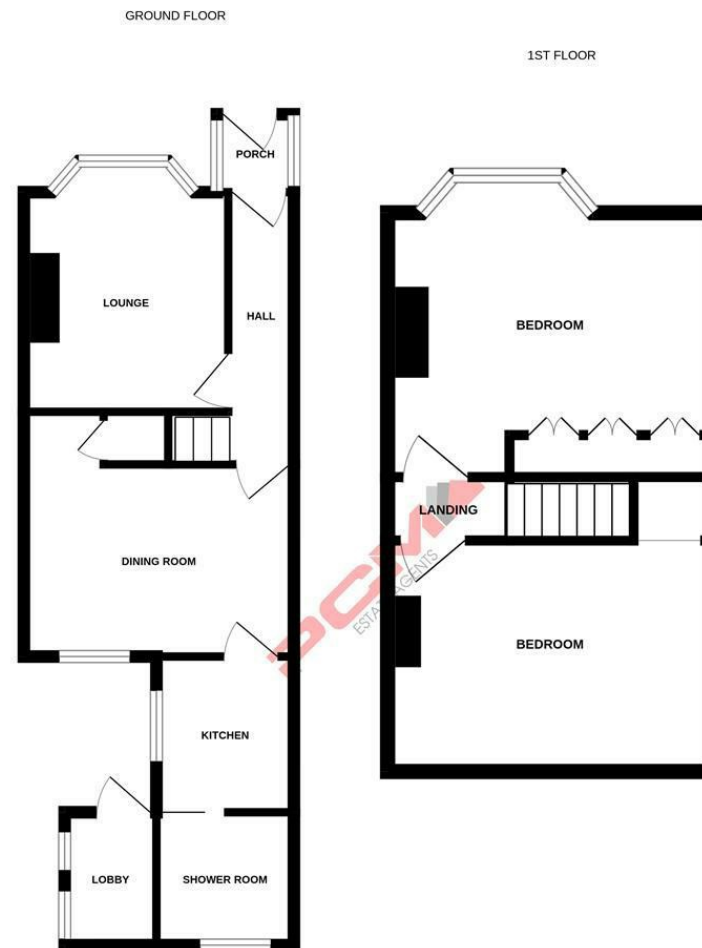
### **REAR GARDEN**

Laid to lawn and in need of some cultivation, with a variety of mature plants and shrubs, outside water tap.









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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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