



ESTATE AGENTS

127, Emmanuel Road, Hastings, TN34 3LE

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Price £260,000

PCM Estate Agents present to the market this PERIOD FOUR BEDROOM VICTORIAN TERRACED FAMILY HOME arranged over three storeys. The property is located in the sought-after and West Hill region of Hastings, within easy reach of Hastings town centre and Hastings historic Old Town and seafront.

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

Leading to:

LOBBY

Further door to:

LOUNGE

14'1 max x 13' max

Radiator, double glazed bay window and gas fireplace.

KITCHEN

13' x 9'1

Double glazed window with views over the town, radiator, eave and base level cupboards, space for tumble dryer, plumbing and space for dishwasher and washing machine, space for cooker, few stairs down to:

WC

With low level wc. wash hand basin. frosted double glazed window.

LOWER FLOOR HALL

Leading to:

BEDROOM

13' into bay x 10' max

Double glazed bay window to front aspect, radiator,

BEDROOM

13' x 9'1

Double glazed window overlooking the garden, radiator.

UTILITY ROOM

10'1 x 2'11

Housing the boiler and the electric unit, radiator, double glazed window.

SHOWER ROOM

Shower unit, wash hand basin, radiator. window to rear aspect.

FIRST FLOOR LANDING

Leading to:

BEDROOM

13'1 x 10'

Double glazed window to rear aspect overlooking the town, radiator.

BEDROOM

7' x 5'

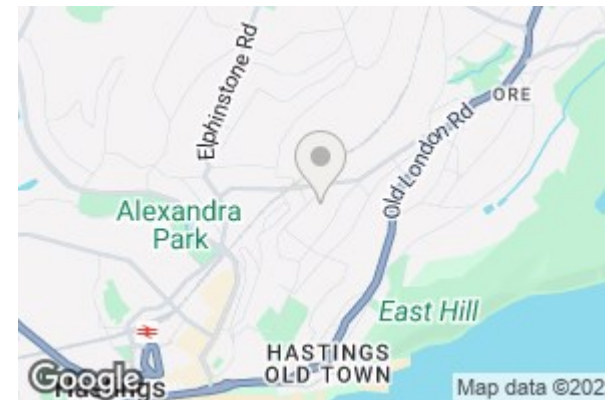
Frosted double glazed window to front.

BATHROOM

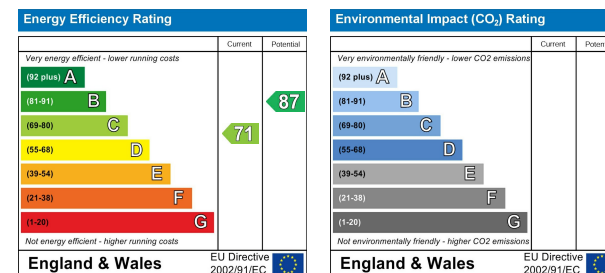
Bath, wash hand basin, radiator, extractor fan, laminate flooring.

REAR GARDEN

Decked area, wooden shed.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measures of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Council Tax Band: B