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Offers In Excess Of £245,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this OLDER STYLE TWO DOUBLE BEDROOM, TWO BATHROOM, HOUSE with OFF ROAD PARKING and a LOW-MAINTENANCE GARDEN. Offered to the market conveniently positioned on the outskirts of Hastings and within easy reach of amenities in Ore as well as popular schooling establishments.

The property offers modern comforts including gas fire central heating, double glazing and an ELECTRIC CHARGING PORT for an electric vehicle. The well-appointed and well-proportioned accommodation is arranged over two floors and comprises a lounge, MODERN KITCHEN-DINING ROOM, UTILITY, ground floor SHOWER ROOM, upstairs landing, MASTER BEDROOM with EN SUITE bathroom and a further DOUBLE BEDROOM.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

LIVING ROOM

13'5 x 10'6 (4.09m x 3.20m)

Radiator, wood laminate flooring, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, double glazed window to front aspect, open plan to:

INNER HALL

Stairs rising to upper floor accommodation, continuation of the wood laminate flooring, door to:

KITCHEN-DINING ROOM

13'8 x 10'3 (4.17m x 3.12m)

Modern and built with a matching range of base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below, inset one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer, tile effect laminate flooring, radiator, ample space for dining table, double glazed window to rear aspect with lovely views onto the garden, door to:

UTILITY

10'1 x 8'1 (3.07m x 2.46m)

Range of fitted eye and base level cupboards with worktops over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine and tumble

dryer, radiator, wood laminate flooring, wall mounted cupboard concealed boiler, double glazed window and door to side aspect providing access to the garden, door to:

GROUND FLOOR SHOWER ROOM

Walk in shower enclosure, aquabored with shower, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, chrome ladder style heated towel rail, down lights, extractor fan, double glazed pattern glass window to rear aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, doors to:

BEDROOM

13'8 x 11'1 (4.17m x 3.38m)

Wood laminate flooring, radiator, over stairs storage cupboard, double glazed window to rear aspect with views onto the garden and far reaching views beyond over Hastings and to the sea, doorway leading to:

EN SUITE

P shaped panelled bath with mixer tap, shower over bath and glass shower screen, concealed cistern dual flush low level wc incorporating a vanity enclosed wash hand basin with chrome mixer tap and ample storage below, chrome ladder style heated towel rail, down lights, partially aquabored walls, double glazed pattern glass window to side aspect.

BEDROOM

13'6 x 11'1 (4.11m x 3.38m)

Wood laminate flooring, radiator, over stairs storage cupboard, two double glazed windows to front aspect.

REAR GARDEN

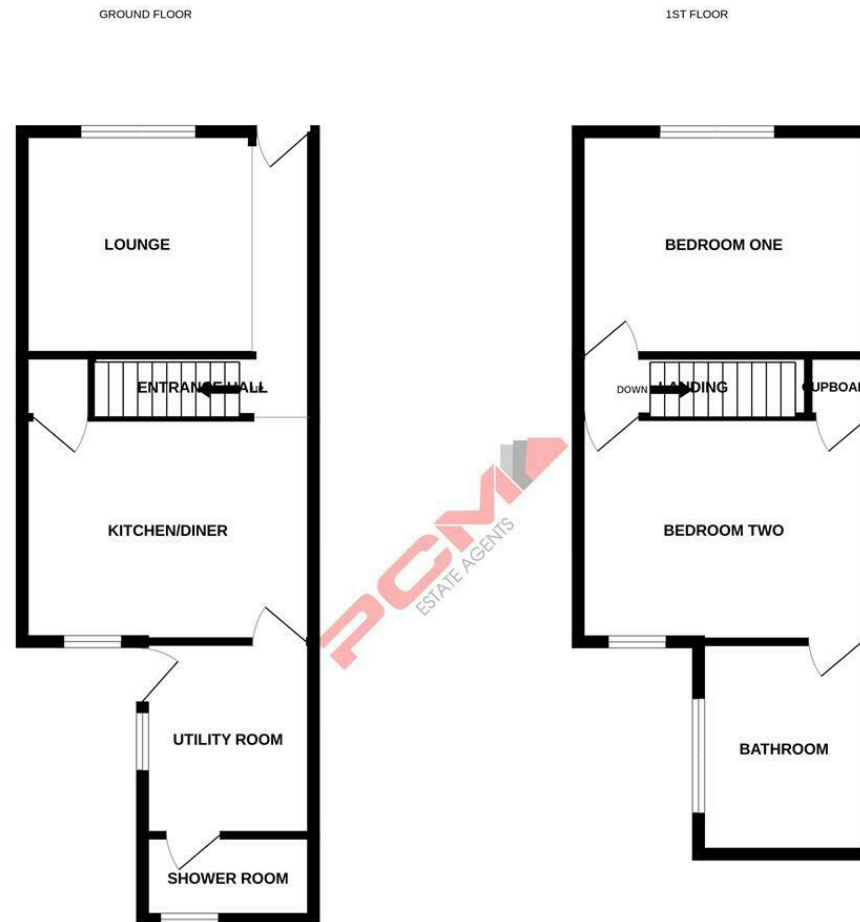
Incredibly low-maintenance and enjoying a southerly aspect, fenced and walled boundaries, laid mainly with artificial lawn, storage shed, gated side access and a right of way though neighbouring gardens.

OUTSIDE - FRONT

Driveway providing off road parking and an electric vehicle charging port.

Council Tax Band: B





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		87
(81-91) B		
(69-80) C		66
(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		