



ESTATE AGENTS

139, Emmanuel Road, Hastings, TN34 3LE

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Price £225,000

**** TO BE SOLD WITH TENANT IN SITU****

A THREE BEDROOM, THREE STOREY, VICTORIAN TERRACED HOUSE with FANTASTIC VIEWS to the rear aspect, 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. Offered to the market CHAIN FREE.

Offering spacious and versatile accommodation arranged over three floors comprising an entrance hallway, LOUNGE, kitchen, first floor landing with TWO DOUBLE BEDROOMS and to the lower floor there is another BEDROOM and bathroom. The property also benefits from a PRIVATE AND SECLUDED REAR GARDEN and boasts PLEASANT VIEWS from both the ground and the first floor.

Conveniently located in this sought-after region of Hastings, within easy reach of amenities including Hastings town centre with its mainline railway station and seafront.

The property is considered an IDEAL FAMILY HOME, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Door to:

HALLWAY

Stairs to upper and lower floor accommodation, door to rear aspect (previously having a balcony but no longer there) with pleasant views, wall mounted thermostat control, radiator.

LOUNGE

13'5 max x 13'4 (4.09m max x 4.06m)

Double glazed bay window to front aspect, feature fire surround, radiator.

KITCHEN

9'11 x 9'5 (3.02m x 2.87m)

Comprising a range of eye and base level units with worksurfaces over, space for cooker, space for fridge freezer, space and plumbing for washing machine,

space for tumble dryer, built in storage/ larder cupboard, shelving built into recess, stainless steel inset sink with mixer tap, double glazed window to rear aspect offering pleasant views.

LOWER LANDING

Door to front aspect with steps up to street level, door to rear aspect leading out to the garden.

BEDROOM

13'5 max x 12'9 (4.09m max x 3.89m)

Double glazed bay window to front aspect.

BATHROOM

9'11 x 9'1 (3.02m x 2.77m)

Panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin, built in storage cupboard, part tiled walls, radiator, double glazed obscured window to rear aspect.

FIRST FLOOR LANDING

Double glazed window to rear aspect enjoying far reaching views, built in storage cupboard, loft hatch.

BEDROOM

10'9 max x 9'9 (3.28m max x 2.97m)

Double glazed window to rear aspect enjoying far reaching views, radiator.

BEDROOM

16'9 max x 10'8 max (5.11m max x 3.25m max)

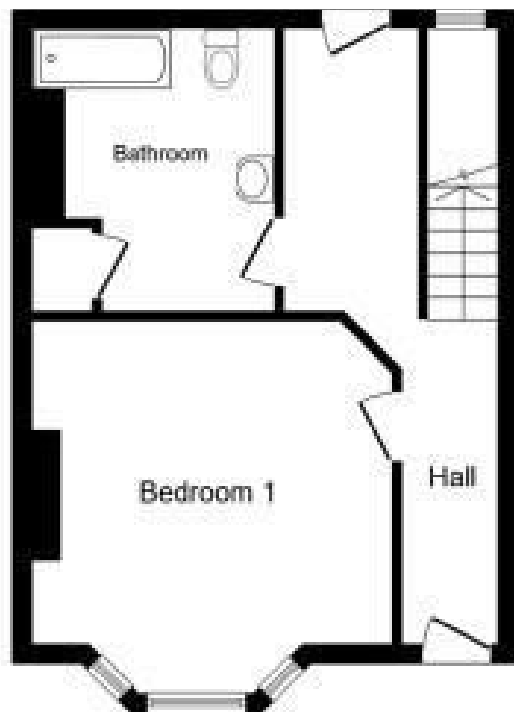
Two double glazed windows to front aspect, radiator.

REAR GARDEN

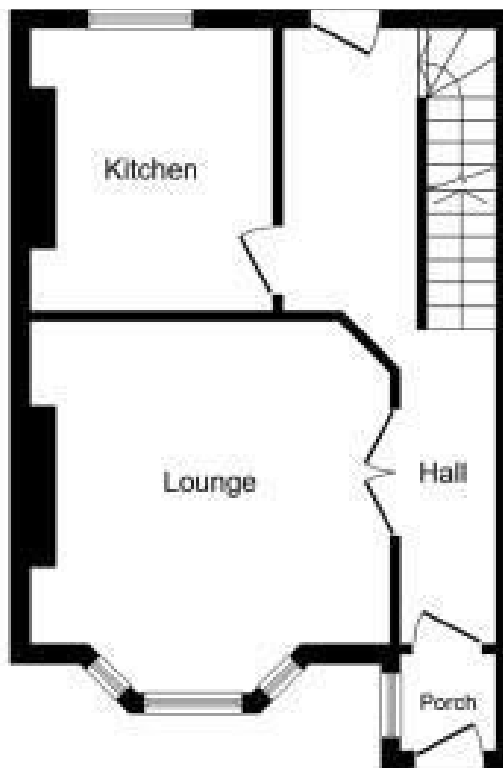
Private and secluded, ideal for seating and entertaining.

Council Tax Band: B

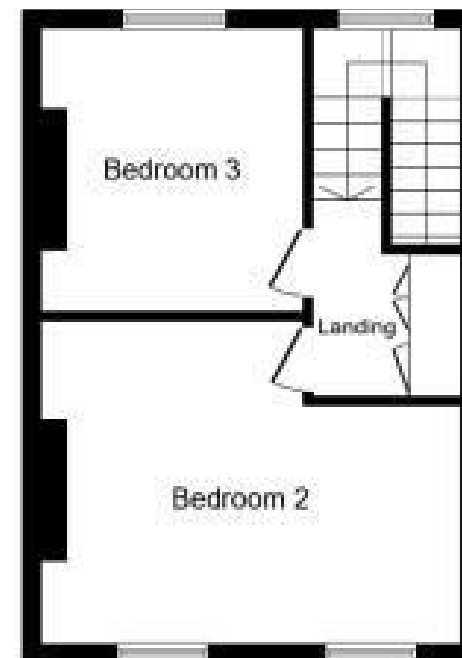




Lower Ground Floor
Floor area 38.3 sq.m. (412 sq.ft.)



Ground Floor
Floor area 39.6 sq.m. (427 sq.ft.)



First Floor
Floor area 33.5 sq.m. (361 sq.ft.)

TOTAL: 111.5 sq.m. (1,200 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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		85
(81-91) B		
(69-80) C		60
(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		85
(81-91) B		
(69-80) C		60
(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		