



Web: www.pcimestateagents.co.uk
Tel: 01424 839111

168, Frederick Road, Hastings, TN35 5AU

Guide Price £250,000

GUIDE PRICE £250,000 to £270,000

PCM Estate Agents are delighted to present to the market this spacious TWO BEDROOMED SEMI-DETACHED HOUSE with DRIVEWAY and GARAGE, located towards the northern outskirts of Hastings, within easy reach of Ore Village with its range of amenities and schooling.

The property offers spacious accommodation comprising an entrance hallway, lounge, SPACIOUS KITCHEN-DINER which leads out to the garden, first floor landing, TWO DOUBLE BEDROOMS with the master featuring its own EN SUITE WC, and a family bathroom. Externally the property enjoys a PRIVATE GARDEN which is predominantly level, whilst to the front there is OFF ROAD PARKING leading to a GARAGE.

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

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, radiator, double glazed window to side aspect, door leading to:

LOUNGE

14'10 x 13'2 max (4.52m x 4.01m max)

Double glazed window to front aspect, under stairs storage cupboard, doorway to:

DINING ROOM

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

Double glazed sliding doors to rear aspect leading out to the garden, radiator, open plan to:

KITCHEN

10' x 7'9 (3.05m x 2.36m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, space for fridge freezer, space and plumbing for dishwasher, space and plumbing for washing machine, stainless steel inset sink with mixer tap, double glazed window to rear aspect.

FIRST FLOOR LANDING

Loft hatch, double glazed window to side aspect.

BEDROOM

13'1 x 12' (3.99m x 3.66m)

Built in storage cupboard, double glazed window to front aspect with sea views, door to:

EN SUITE WC

Dual flush wc.

BEDROOM

12'10 x 8' (3.91m x 2.44m)

Double glazed window to rear aspect.

BATHROOM

Panelled bath with shower attachment and shower screen, wc, wash hand basin, part tiled walls, double glazed obscured window to rear aspect.

REAR GARDEN

Private and secluded, mainly paved and providing ample space for seating and entertaining, enclosed fenced boundaries, side access to the front of the property.

OUTSIDE - FRONT

Driveway providing off road parking and leading to:

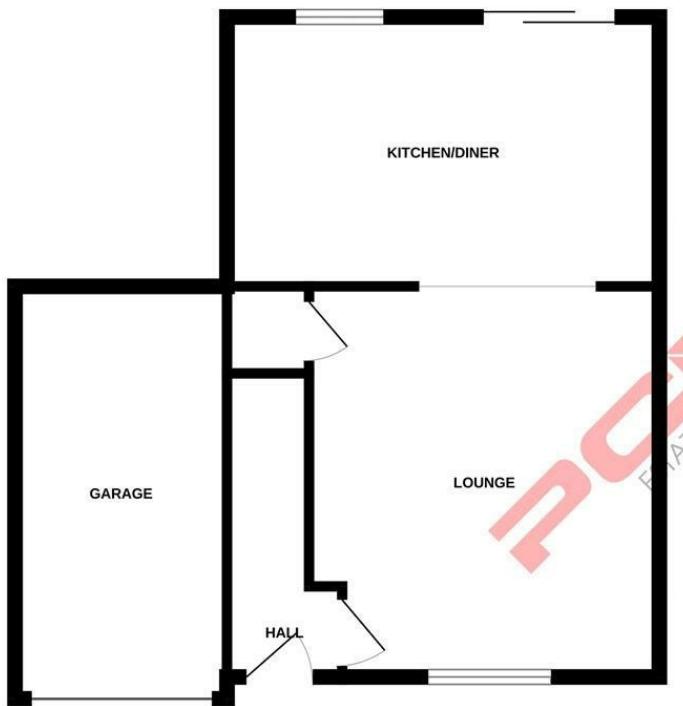
GARAGE

Up and over door, lighting.

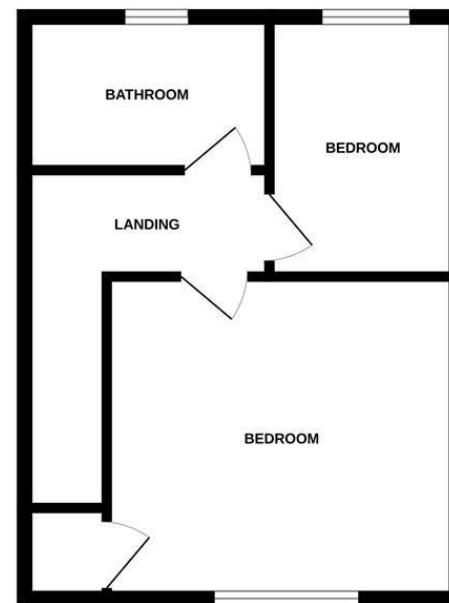
Council Tax Band: B



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	88	
(81-91)	B		
(69-80)	C	64	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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.