



2, Becket Close, Hastings, TN34 3UE

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

Price £250,000

PCM Estate Agents are delighted to offer for sale this TWO BEDROOMED MID TERRACED HOUSE with a SOUTH WEST FACING PRIVATE GARDEN and DRIVEWAY located within this highly sought-after and quiet cul-de-sac on the outskirts of Hastings town centre.

The property offers spacious accommodation throughout comprising an entrance porch, lounge, KITCHEN-DINER, first floor landing, TWO DOUBLE BEDROOMS and a family bathroom. Externally the property enjoys a private and secluded SOUTH WESTERLY FACING REAR GARDEN which features a large area of decking, ideal for seating and entertaining and to the front there is a driveway providing OFF ROAD PARKING.

Located within this quiet cul-de-sac, within easy reach of Hastings town centre with its range of amenities, seafront and mainline railway station the property is considered an ideal family home. Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

PORCH

Double glazed window to side aspect, door to:

LOUNGE

15'10 max x 12'7 max (4.83m max x 3.84m max)

Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, double glazed window to front aspect.

KITCHEN-DINER

12'8 x 8'10 (3.86m x 2.69m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven and grill below, space for fridge freezer, ample space for dining table and chairs, space and plumbing for washing machine, stainless steel inset sink with mixer tap, radiator, double glazed window and door to rear aspect leading out to the garden.

FIRST FLOOR LANDING

Doors to:

BEDROOM

12'7 x 8'11 (3.84m x 2.72m)

Double glazed window to rear aspect, radiator, built in storage cupboard, loft hatch.

BEDROOM

12'7 x 6'10 (3.84m x 2.08m)

Double glazed window to front aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin, radiator, part tiled walls.

REAR GARDEN

Private and secluded South West facing and featuring a large area of decking ideal for seating and entertaining, paved area offering further seating space with pergola.

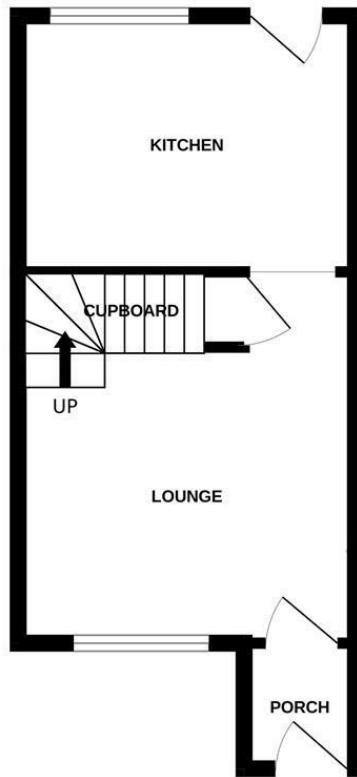
OUTSIDE - FRONT

Driveway providing off road parking.

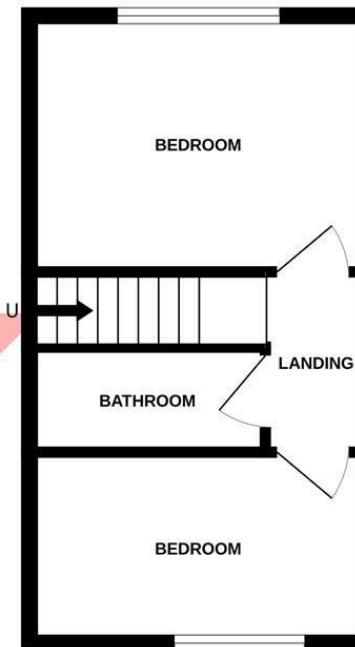
Council Tax Band: B



GROUND FLOOR



1ST FLOOR



pcm
ESTATE AGENTS

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 is given 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	89	
(81-91)	B	72	
(69-80)	C		
(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	89	
(81-91)	B	72	
(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			