



24A, Godwin Road, Hastings, TN35 5JR

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Price £299,950

A fantastic opportunity to acquire this TWO BEDROOM, TWO BATHROOM, MAISONETTE with PRIVATE REAR GARDEN located in the incredibly sought-after lower CLIVE VALE region of Hastings, within easy reach of Hastings historic Old Town, seafront and the East Hill.

The property occupies the LOWER GROUND & GROUND FLOOR of this ATTRACTIVE PERIOD BUILDING and boasts deceptively spacious accommodation throughout, accessed via its own PRIVATE ENTRANCE. Accommodation comprises an entrance hallway, living room, OPEN PLAN KITCHEN-DINING ROOM which leads out to the garden and is considered ideal for hosting and entertaining, bathroom, landing, TWO DOUBLE BEDROOMS one of which enjoying a WONDERFUL OUTLOOK with pleasant views over rooftops and towards the East Hill, in addition to a SHOWER ROOM.

A particular feature of this property is its PRIVATE REAR GARDEN which enjoys a SUNNY ASPECT and offers ample space for seating.

Located within easy reach of Hastings Old Town with its range of boutique shops, bars and restaurants in addition to the seafront. The property is considered an IDEAL HOME BY THE SEA. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

STEPS DOWN FROM STREET LEVEL

Private front door leading to:

ENTRANCE HALLWAY

Built in storage cupboard, window to front aspect, hatch to an area of storage, open plan to:

LOUNGE

17'1 x 10'5 (5.21m x 3.18m)

Spacious light and airy room with high ceilings, double glazed bay window to front aspect, radiator, doorway to:

KITCHEN-BREAKFAST ROOM

17'9 max x 15'5 max (5.41m max x 4.70m max)

Ample space for seating and entertaining, comprising a range of eye and base level units with worksurfaces over, space for gas cooker with extractor above, space for fridge freezer, space and plumbing for dishwasher and washing machine, inset one & bowl stainless steel inset sink with mixer tap, wall mounted gas fired boiler, stairs rising to first floor accommodation, high ceilings, under

stairs storage cupboard, double glazed windows and door to rear aspect enjoying a pleasant outlook and leading out to the garden.

BATHROOM

Panelled bath with mixer tap and shower attachment, shower screen, wash hand basin set into vanity unit with storage below, dual flush wc, chrome ladder style radiator, part tiled walls, inset ceiling spotlights, extractor fan.

LANDING

Doors to:

BEDROOM

18'6 max x 10'9 (5.64m max x 3.28m)

High ceilings, picture rail, feature fire surround, radiator.

BEDROOM

13'1 max x 12'8 max (3.99m max x 3.86m max)

Large bay window to rear aspect enjoying pleasant views over rooftops and towards the East Hill, high ceilings, picture rail, radiator.

SHOWER ROOM

Walk in shower, dual flush wc, wash hand basin set into vanity unit with tiled splashback and storage below, inset ceiling spotlights, extractor fan.

REAR GARDEN

A particular feature of the property, enjoying a sunny aspect and comprising two tiers both of which offer spacious decked areas ideal for seating and entertaining. There is also a small area of lawn separated into two, enclosed fenced boundaries, exterior power point.

OUTSIDE - FRONT

Private courtyard area, under stairs storage cupboard, small area of front garden.

TENURE

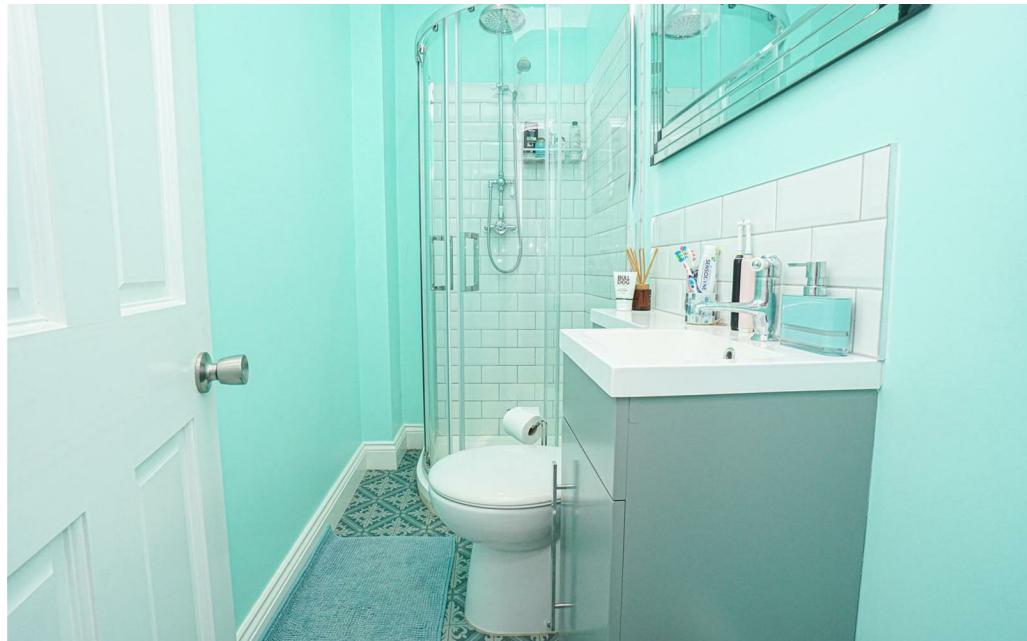
We have been advised of the following by the vendor:

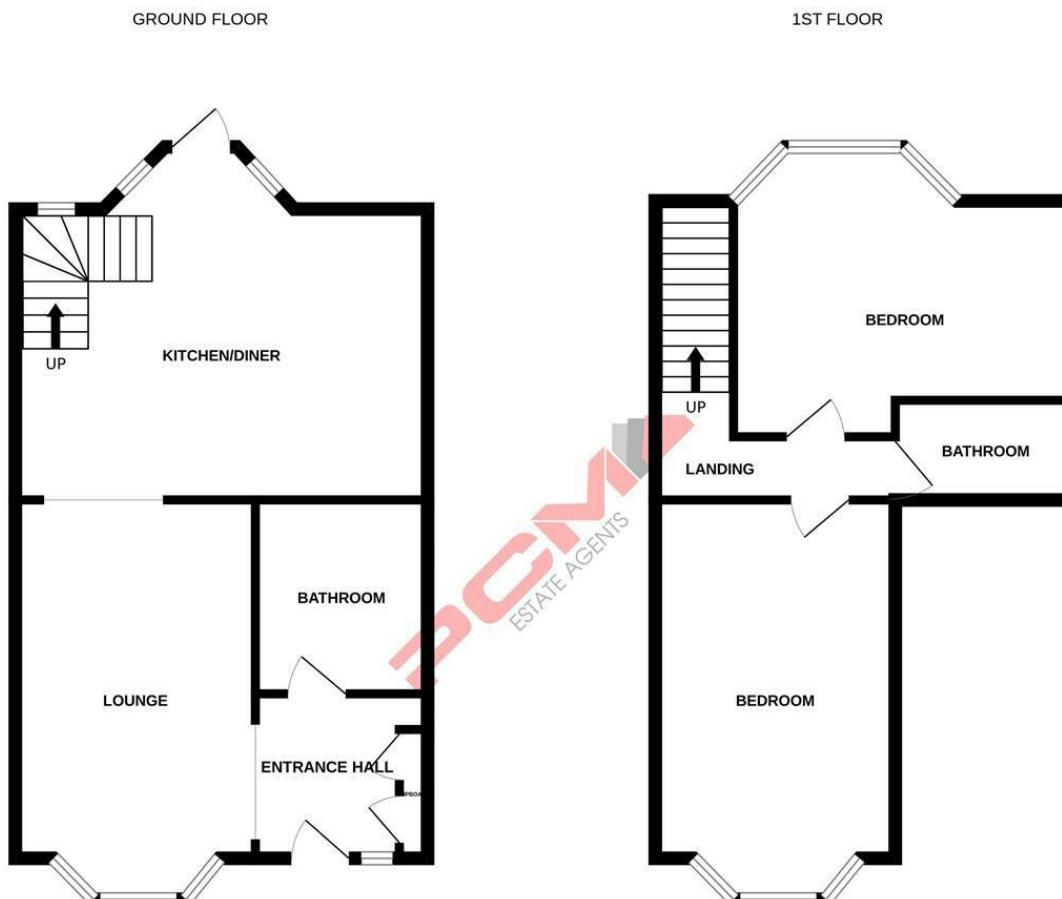
Lease: 121 years approximately.

Maintenance: As & When

Ground Rent: £50 per annum approximately.

Council Tax Band: A





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other internal or external appliances are no responsibility is taken for any error, omission or mis-statement. This plan is for marketing 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		
(81-91)	B		
(69-80)	C		
(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	

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.