

ESTATE AGENTS

**103, Victoria Avenue, Hastings, TN35 5BT**

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**Offers In Excess Of £250,000**

PCM Estate Agents are delighted to offer for sale this THREE BEDROOM MID TERRACED HOUSE, located in a popular region of Hastings, within close proximity of Ore Village with its range of amenities, eateries and local schooling facilities. Offered to the market CHAIN FREE.

Accommodation is arranged over two floors comprising a LOUNGE-DINER, kitchen, separate UTILITY AREA, first floor landing, THREE BEDROOMS and a bathroom. Two of the bedroom offer SEA VIEWS and far reaching views over the town. Externally the property benefits from FRONT AND REAR GARDENS. There are modern comforts including gas central heating and double glazing.

If you are looking for a FAMILY HOME in a highly sought-after location then look no further and call the owners sole agent now to book your immediate viewing to avoid disappointment.

#### **DOUBLE GLAZED UPVC FRONT DOOR**

With frosted insert, leading to:

#### **ENTRANCE HALL**

Electric fuse board, dado rail, radiator, wooden door leading to:

#### **LOUNGE-DINER**

22'8 max x 9'8 max (6.91m max x 2.95m max )

Two radiators, picture rail, coving to ceiling, double glazed window to front aspect overlooking the front garden, double glazed French doors with windows either side leading to the rear garden. Opening to:

#### **KITCHEN**

11'9 max x 5' max (3.58m max x 1.52m max )

Fitted with a range of eye and base level cupboards, tiled splashbacks, electric oven with four ring gas hob and extractor over, vinyl flooring, coving surround, opening to:

#### **UTILITY AREA**

6'3 max x 6' max (1.91m max x 1.83m max )

Space and plumbing for washing machine and dishwasher, space for tumble dryer and fridge freezer, vinyl flooring, double glazed window to rear aspect overlooking the garden and enjoying views over the town, double glazed door providing access to the rear garden.

#### **FIRST FLOOR LANDNG**

Dado rail, loft hatch, doors to:

#### **BEDROOM**

11' max x 8'9 max (3.35m max x 2.67m max )

Double glazed window to rear aspect with far reaching views over the town and to the sea, wooden panelling, cupboard housing the water tank, coving to ceiling and radiator.

#### **BEDROOM**

7'5 x 5'9 (2.26m x 1.75m)

Radiator, double glazed window to rear with far reaching views over the town and to the sea. coving to ceiling.

#### **BEDROOM**

11'8 max x 9'9 max (3.56m max x 2.97m max )

Double glazed window to front aspect, wash hand basin with tiled splashback, radiator, coving to ceiling.

#### **BATHROOM**

6' x 4'9 (1.83m x 1.45m)

Bath with shower attachment, wc, wash hand basin, vinyl flooring, tiled surround, radiator, coving to ceiling, mirror, frosted double glazed window to front aspect.

#### **REAR GARDEN**

Small decked area with steps down to an area of lawn, further decked area at the rear of the garden, fenced surround and gate providing access to a twitten at the rear.

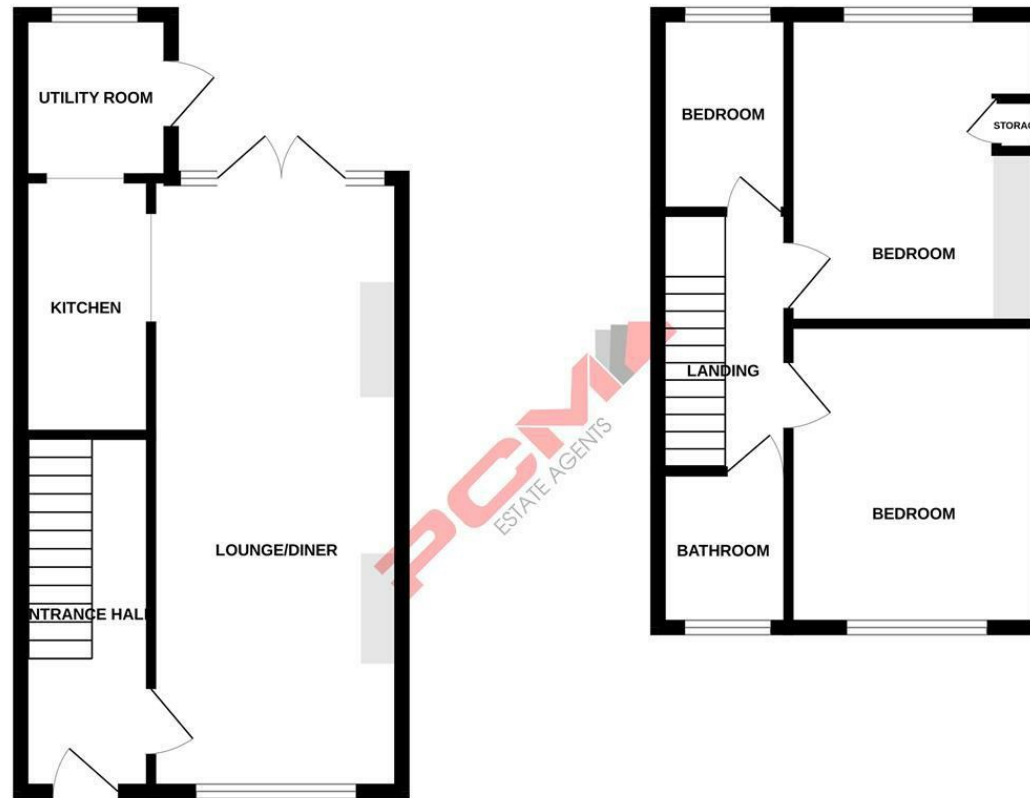
#### **OUTSIDE - FRONT**

Concrete path with grassed area, walled surround.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.