



**192, Rye Road, Hastings, TN35 5DD**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Price £299,950**

PCM Estate Agents are delighted to present to the market an opportunity to secure this SEMI-DETACHED THREE BEDROOMED OLDER STYLE HOUSE with LARGE GARDENS conveniently positioned on the northern outskirts of Hastings, close to popular schooling establishments and nearby amenities within Ore Village.

The property occupies a CORNER PLOT position with a WRAP AROUND GARDEN, mainly laid to lawn with a decked patio, offering ample outside space for families and children to enjoy. The property also offers modern comforts including gas fired central heating and double glazing.

The well-proportioned accommodation is arranged over two floors comprising an entrance hall, DUAL ASPECT LOUNGE-DINING ROOM, kitchen, upstairs landing, THREE BEDROOMS and a bathroom. Townscape/ SEA VIEWS can be enjoyed from the first floor front facing bedrooms across to Beachy Head.

Please call the owners agents now to book your viewing to avoid disappointment.

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

Opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, under stairs storage cupboard, wall mounted cupboard concealed consumer unit the for electrics, double glazed window to side aspect.

#### **LOUNGE-DINER**

21'9 x 13'2 narrowing to 11' (6.63m x 4.01m narrowing to 3.35m)  
Dual aspect with UPVC double glazed window to rear and UPVC double glazed French doors opening to the garden, two radiators, television point.

#### **KITCHEN**

9' x 8'8 (2.74m x 2.64m)  
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, one & ½ bowl drainer-sink unit with mixer tap, freestanding five ring range style cooker with oven below and extractor over, space and plumbing for washing machine, space for tall fridge freezer. tiled flooring, part

tiled walls, wall mounted cupboard concealed boiler, UPVC double glazed window and door to side aspect.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, UPVC double glazed window to side aspect with lovely views extending over Rye Road, over rooftops of neighbouring properties and out to countryside.

#### **BEDROOM**

13'1 x 11'5 (3.99m x 3.48m)

Radiator, UPVC double glazed window to front aspect having views over the garden and far reaching views beyond over Hastings, to the sea and including Beachy Head.

#### **BEDROOM**

11'9 x 9'5 (3.58m x 2.87m)

Radiator, UPVC double glazed window to rear aspect.

#### **BEDROOM**

8'5 x 7'8 (2.57m x 2.34m)

Radiator, UPVC double glazed window to front aspect having lovely views extending over the garden and far reaching views beyond to the sea and to Beachy Head.

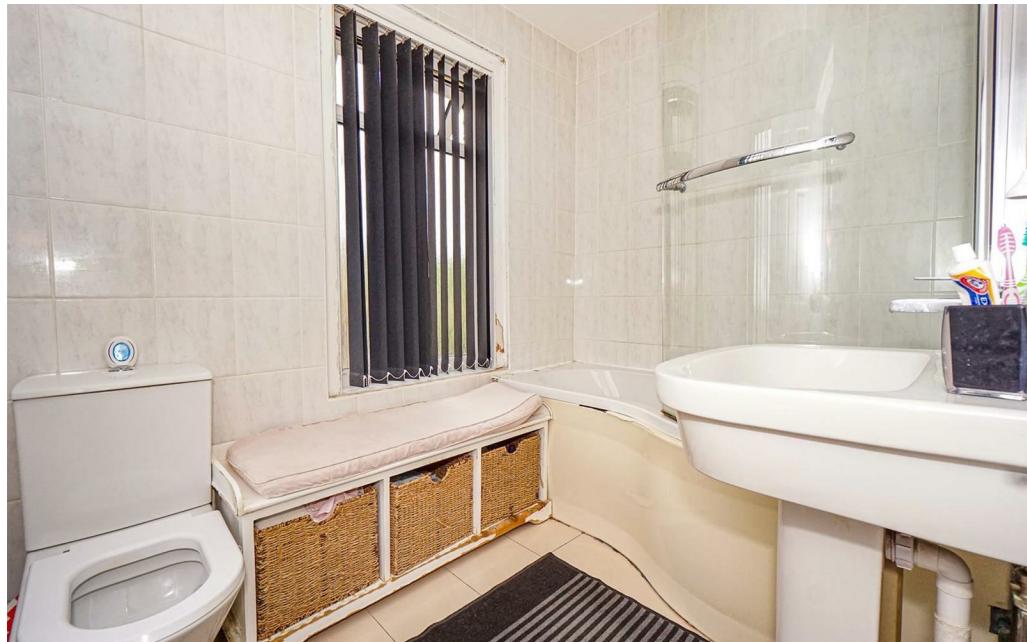
#### **BATHROOM**

P shaped panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, low level wc, tiled walls, tiled flooring, UPVC double glazed window to both rear and side elevations with obscured glass for privacy.

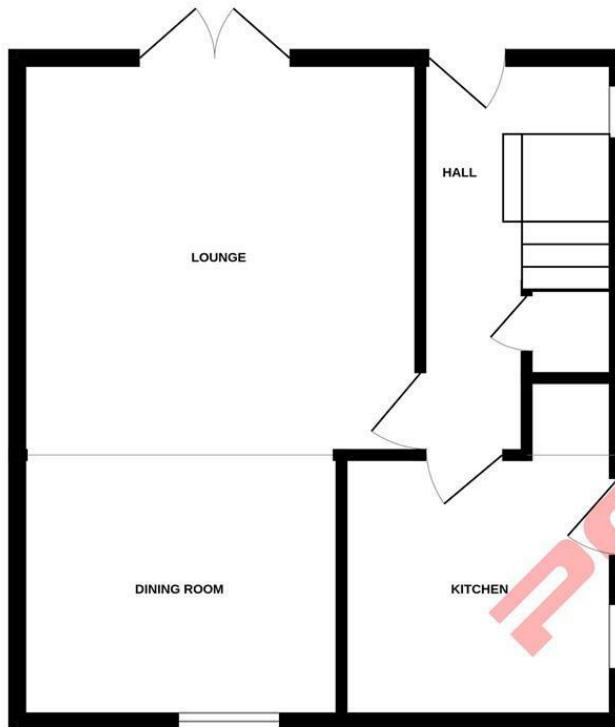
#### **GARDEN**

Wrap around gardens extending off the front and side elevations, secluded from the road with a hedged boundary, gated side access, decked patio, family friendly garden mainly laid to lawn offering plenty of space for the garden enthusiast or families to enjoy.

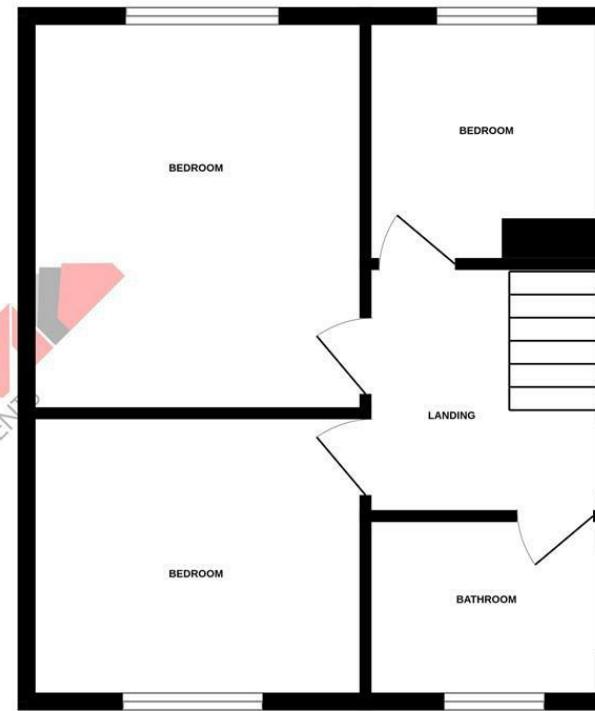
Council Tax Band: B



## 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 as to their operability or efficiency can be given.

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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	72	
(69-80)	C	85	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A	85	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			