



ESTATE AGENTS

**3, Brendon Rise, Hastings, TN34 3QD**

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

**Price £199,950**



PCM Estate Agents are delighted to welcome to the market an opportunity to acquire this CHAIN FREE, THREE BEDROOM MID TERRACED FAMILY HOME with OFF ROAD PARKING and a PRIVATE, ENCLOSED REAR GARDEN.

The property is conveniently positioned within easy reach of a range of local schools, amenities, and transport links. The accommodation is arranged over two floors and comprises a welcoming entrance hall leading into a bright and spacious living room, which in turn opens to a KITCHEN-DINING ROOM with access to an external SUN ROOM/ CONSERVATORY. Upstairs, the landing provides access to THREE BEDROOMS and a family bathroom.

Whilst the property does have double glazed windows, it would benefit from modernisation, providing the perfect opportunity for the new owner to put their own stamp on this practical and well-proportioned family home.

Viewing is highly recommended.

#### **UPVC DOOR**

Providing access to:

#### **HALLWAY**

4'9 x 4'4 (1.45m x 1.32m)

Coat hooks, fire alarm, door to:

#### **LOUNGE**

12'9 max x 12'7 max (3.89m max x 3.84m max )

Fireplace (not open), under stairs storage, telephone point, large double glazed window to front aspect, door to:

#### **KITCHEN-DINER**

15'9 max x 10' max (4.80m max x 3.05m max )

Fitted with eye and base level cupboards, tiled surround, inset sink, space for cooker, space and plumbing for washing machine and tumble dryer, space for fridge freezer, vinyl flooring, double glazed window overlooking the conservatory, further double glazed window to rear and double glazed frosted UPVC door providing access to the garden.

#### **CONSERVATORY/ SUN ROOM**

Double glazed.

#### **STORE ROOM**

Located to the rear.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, doors to:

#### **BEDROOM**

12'7 x 11'1 (3.84m x 3.38m)

Double glazed window to front aspect.

#### **BEDROOM**

9'7 max x 7'2 max (2.92m max x 2.18m max )

Double glazed window to front aspect.

#### **BEDROOM**

11'1 max x 10'2 max (3.38m max x 3.10m max )

Large double glazed window to the rear aspect overlooking the garden, storage cupboard.

#### **BATHROOM**

7'8 x 5'7 (2.34m x 1.70m)

Bath with shower over, wash hand basin, wc, tiled surround, shelving, extractor fan, two frosted double glazed windows to rear aspect.

#### **OUTSIDE - FRONT**

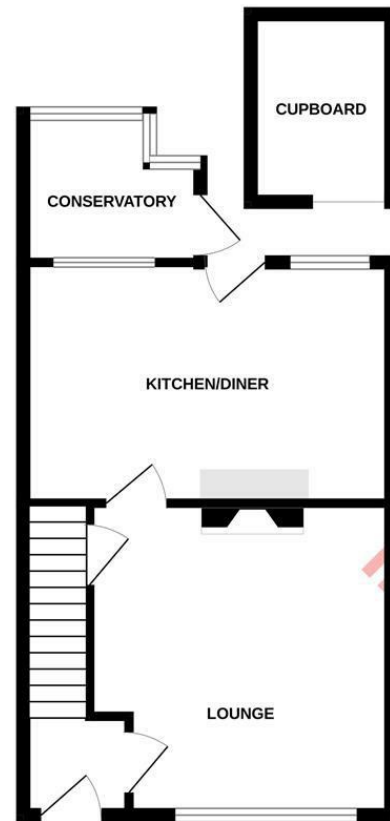
Off road parking for two vehicles, flowerbeds, steps up to the front door.

#### **REAR GARDEN**

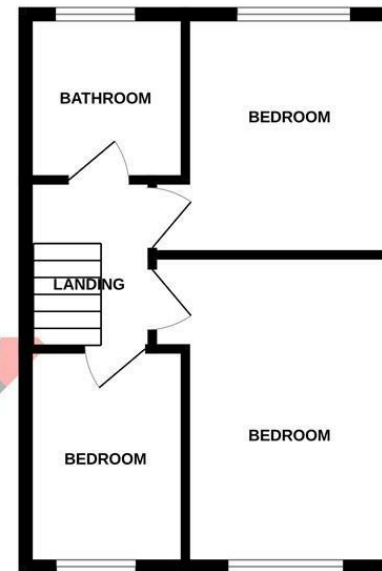
In need of cultivation, with shed.



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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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) <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		
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		