



59, North Terrace, Hastings, TN34 3NR

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Guide Price £300,000

****GUIDE PRICE £300,000 TO £315,000****

PCM Estate Agents present to the market this FOUR BEDROOM, TWO RECEPTION ROOM, END OF TERRACE, situated in a popular location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

Accommodation comprises an entrance vestibule leading to an entrance hallway, BAY FRONTED LOUNGE, separate DINING ROOM, MODERN KITCHEN, first floor landing with TWO BEDROOMS and a bathroom and to the second floor there are TWO FURTHER BEDROOMS and a SEPARATE WC. To the rear of the property is a COURTYARD STYLE GARDEN with gate providing rear access.

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

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Door leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, open plan to:

DINING ROOM

11'10 x 11'5 (3.61m x 3.48m)

Ample under stairs storage, radiator, double glazed window to rear aspect.

LOUNGE

12'11 x 10'9 (3.94m x 3.28m)

Double glazed bay window to front aspect, radiator.

KITCHEN

10'8 x 6'1 (3.25m x 1.85m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above, integrated oven and grill, space for fridge & freezer, space and plumbing for washing machine, double glazed window and partly glazed door to side aspect leading out to the garden.

FIRST FLOOR LANDING

Stairs rising to second floor accommodation, radiator.

BAHROOM

7'4 x 6' (2.24m x 1.83m)

Panelled bath with shower attachment, dual flush wc, wash hand basin, part tiled walls, radiator, built in storage/ airing cupboard, double glazed obscured window to side aspect.

BEDROOM

11'5 x 8'11 max (3.48m x 2.72m max)

Built in storage cupboard, radiator, double glazed window to rear aspect.

BEDROOM

14'3 x 11'1 (4.34m x 3.38m)

Two double glazed windows to front aspect, radiator.

SECOND FLOOR LANDING

Door leading to:

BEDROOM

14'4 x 11'1 (4.37m x 3.38m)

Two double glazed windows to front aspect, radiator.

BEDROOM

11'4 x 9' max (3.45m x 2.74m max)

Loft hatch, double glazed window to rear aspect, radiator.

SEPARATE WC

Dual flush wc, wash hand basin.

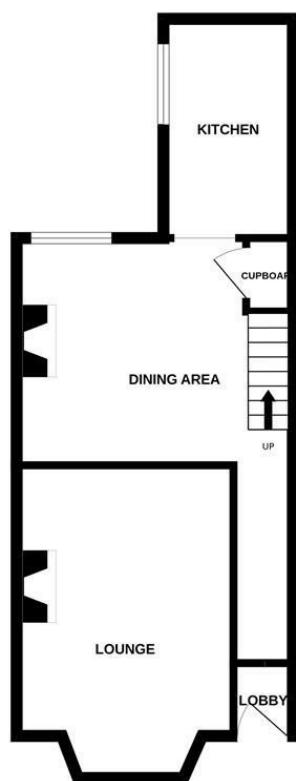
REAR GARDEN

Private courtyard style garden, ideal for seating and entertaining, enclosed fenced boundaries and gate providing rear access.

Council Tax Band: C



GROUND FLOOR



1ST FLOOR



2ND 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)	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			
EU Directive 2002/91/EC		82	59
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			
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		
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Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			