







PCM
ESTATE AGENTS

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Price £185,000

** CASH BUYERS ONLY **
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.

Council Tax Band: B



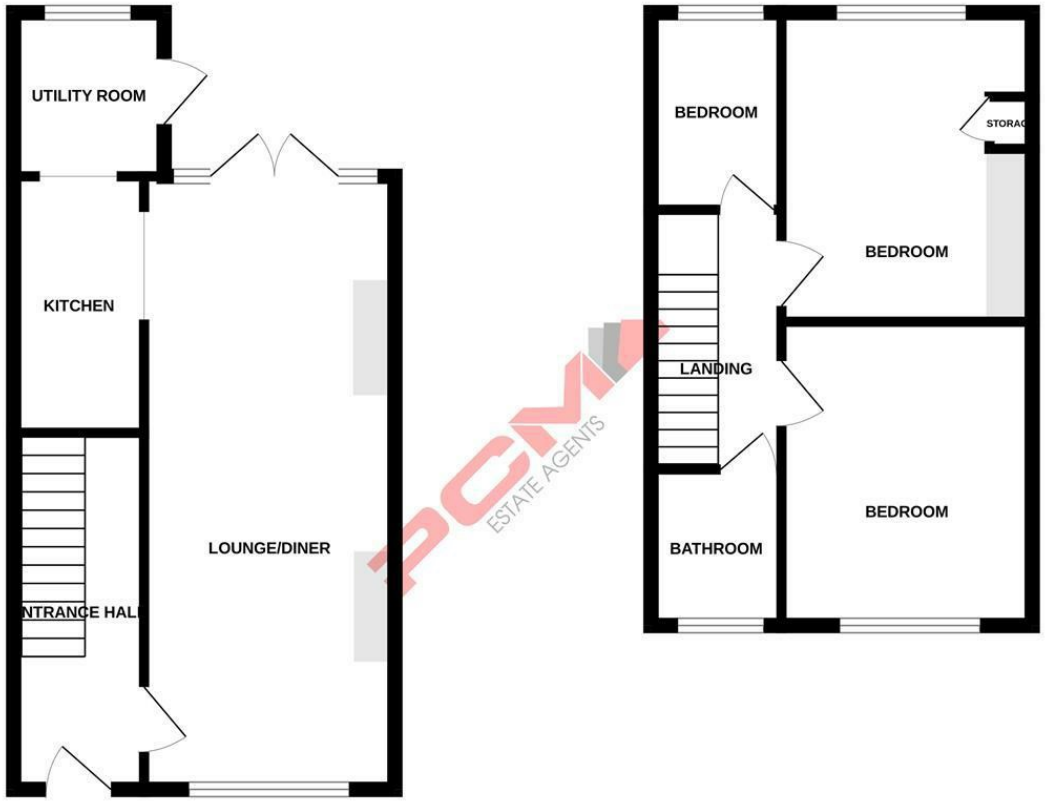




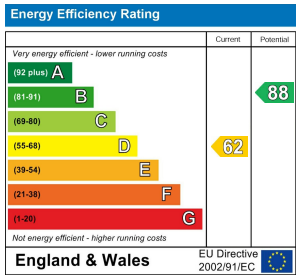


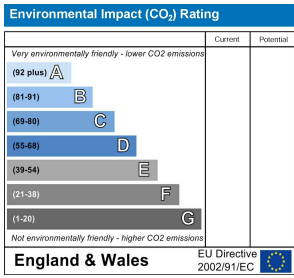
GROUND FLOOR

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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