







PCM
ESTATE AGENTS

20, View Bank, Hastings, TN35 5HB

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Price £265,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this THREE BEDROOM END OF TERRACE FAMILY HOME, with GARAGE situated in this highly sought after Clive Vale region of Hastings, providing easy access to the East Hill Country Park, popular schooling establishments, amenities found in nearby Ore Village and Hastings historic Old Town.

The accommodation comprises of an entrance hall, an OPEN PLAN L-SHAPE LOUNGE/KITCHEN/DINING ROOM with dual aspect windows providing an abundance of natural light, a ground floor wc, a first floor landing, THREE BEDROOMS, the rear two bedrooms enjoy rooftop views and STUNNING VIEWS OF THE SEA AND BEACHY HEAD, there is also a modern fitted shower room.

Externally, the property benefits from front and rear gardens and a GARAGE located in a nearby block.

Viewing comes highly recommended to fully appreciate the space this home has to offer. Please call the owners sole agents to arrange your viewing.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE HALL
Space for storing coats and shoes, radiator, understairs storage cupboard, wooden flooring, staircase rising up upper floor accommodation.

LOUNGE/KITCHEN/DINER
27' max narrowing to 12' x 17'8 max narrowing to 1 (8.23m max narrowing to 3.66m x 5.38m max narrowing)
L-shaped room.
Kitchen area consists of modern fitted units comprising a range of eye and base level units with eye level electric double oven, four ring induction hob with extractor above, space and plumbing for washing machine, space and plumbing for dishwasher, space for American style fridge/freezer, cupboard housing wall mounted gas combination boiler, 1 1/2 bowl sink with mixer tap, part tiled walls, exposed wooden flooring.

Lounge/Dining Area - Provides ample space for dining table and chairs, dual aspect double glazed windows to the front and rear, double doors opening to the rear garden, exposed wooden flooring.

WC
Low level dual flush wc, wash hand basin, heated towel rail, frosted double glazed window to front aspect.

FIRST FLOOR LANDING
Exposed wooden flooring. Hatch to loft space.

BEDROOM ONE
13'3 x 10'5 (measurement to front of wardrobe) (4.04m x 3.18m (measurement to front of wardrobe))
Built in wardrobes, radiator, double glazed window to rear aspect providing rooftop views and views of the sea and Beachy Head beyond.

BEDROOM TWO
11'5 x 10'5 (3.48m x 3.18m)
Built in wardrobe, additional hanging space and shelving above, radiator, double glazed window to front aspect.

BEDROOM THREE
10' x 7' (3.05m x 2.13m)
Radiator, double glazed window to the rear aspect with rooftop views, views of the sea and Beachy Head beyond.

SHOWER ROOM
Modern fitted suite comprising double walk-in shower enclosure with waterfall style shower head, low level dual flush wc, wash hand basin with mixer tap and storage below, heated towel rail, frosted double glazed window to front aspect.

FRONT GARDEN
Footpath leading to front door, area of stones, raised bedding, walled to front,

REAR GARDEN
Area of decking which provides space for bistro table and chairs and enjoying sea views, steps descending to further area of patio, additional decked area.

GARAGE
Located in a nearby block with up and over door. Personal door opening into the rear garden.

Council Tax Band: C

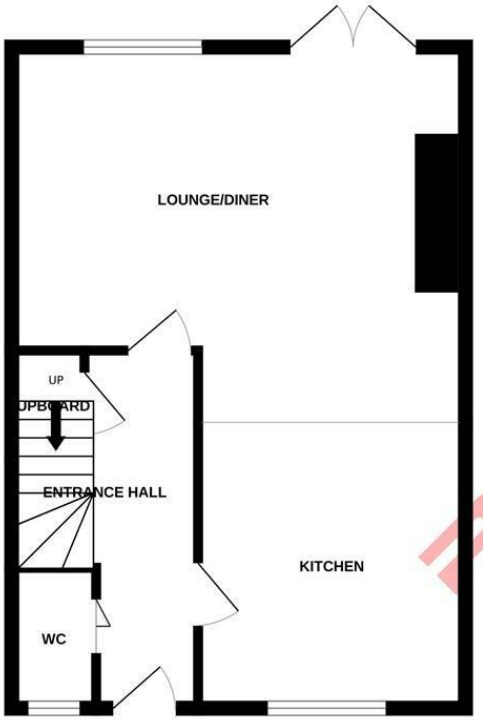




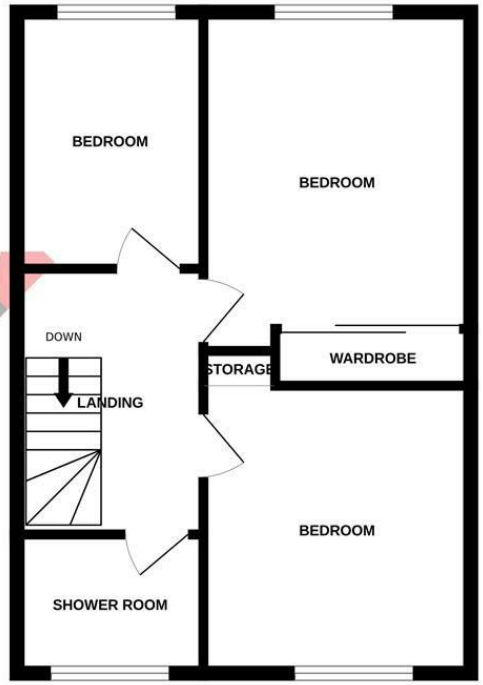




GROUND FLOOR

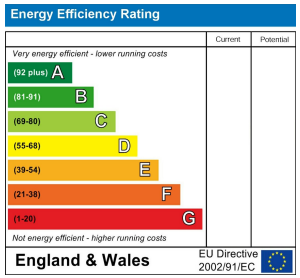


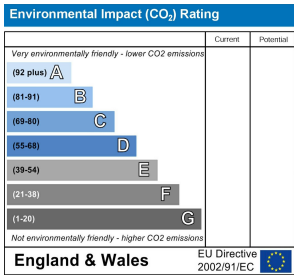
1ST FLOOR



20 VIEW BANK

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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