



**52, St. Marys Road, Hastings, TN34 3LW**

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

**Offers In Excess Of £240,000**

PCM Estate Agents are delighted to welcome to the market an opportunity to acquire this CHAIN FREE END OF TERRACED TWO/ THREE BEDROOM HOUSE with a LARGE SECURE GARAGE, gas central heating and double glazing.

Accommodation is arranged over two floors comprising an entrance hall, lounge, KITCHEN-DINER, upstairs landing, TWO BEDROOMS and a bathroom. Accommodation is adaptable and was previously a three bedroom house, the third bedroom could easily be reinstated positioned where the dining room currently is, with the lounge becoming a lounge-diner. A feature of this FAMILY HOME is the LARGE SECURE GARAGE set beneath the property, having rear vehicular access. The property has undergone some refurbishment.

The property is conveniently positioned on this sought-after road, within easy reach of amenities. Viewing comes highly recommended, please call the owners agents now to book your appointment.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Stairs rising to the first floor landing, door opening to:

#### **LOUNGE**

15'4 x 10'8 (4.67m x 3.25m)

Wall mounted thermostat, radiator, double glazed window to front aspect with opening to:

#### **KITCHEN-BREAKFAST ROOM**

14'1 x 12' max narrowing to 7'5 (4.29m x 3.66m max narrowing to 2.26m)

Newly fitted and comprising base level units, space for a freestanding fridge freezer, inset sink with mixer tap, four ring electric hob with extractor above and electric oven below, radiator, under stairs cupboard housing the gas meter, electric meter and consumer unit, door providing access to conservatory, opening to:

#### **DINING ROOM**

13'9 x 6'9 (4.19m x 2.06m)

Double glazed windows to rear and side aspects, radiator. Formerly used as a bedroom and could be converted back into with the addition of a door.

#### **CONSERVATORY**

6'1 x 5'9 (1.85m x 1.75m)

Double glazed window to rear aspect providing access onto the courtyard style garden, further door opening to the courtyard garden.

#### **FIRST FLOOR LANDING**

Access to loft, storage cupboard, double glazed window to side aspect.

#### **MASTER BEDROOM**

14'1 x 11'9 (4.29m x 3.58m )

Radiator, double glazed window to front aspect.

#### **BEDROOM**

10'8 x 6'3 (3.25m x 1.91m)

Radiator, double glazed window to rear aspect.

#### **BATHROOM**

Newly fitted suite with panelled bath and shower over, part tiled walls, inset sink with mixer tap and storage below, low level dual flush wc, frosted double glazed window to rear aspect.

#### **OUTSIDE - FRONT**

Small area of patio, gated.

#### **COURTYARD GARDEN**

Wooden fenced boundaries, space for outdoor entertainment and seating.

#### **GARAGE**

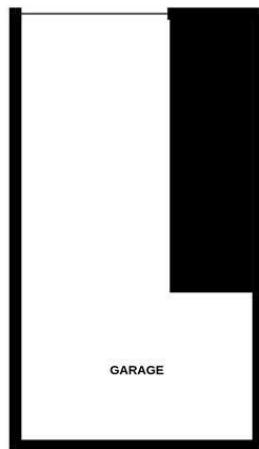
21'4 x 7'9 widening to 11'8 (6.50m x 2.36m widening to 3.56m)

Situated down an unadopted path and located beneath the property, new up and over door and a water tap.

Council Tax Band: C



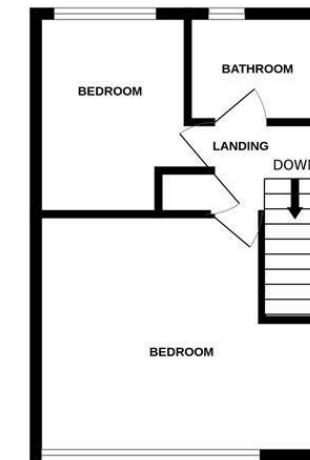
BASEMENT



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)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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		
(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			