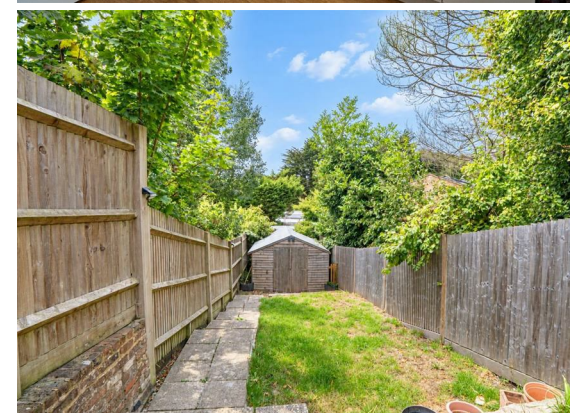




ESTATE AGENTS

508, Old London Road, Hastings, TN35 5BL

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £227,500

PCM Estate Agents welcome to the market an exciting opportunity to acquire this TWO DOUBLE BEDROOM SEMI-DETACHED OLDER STYLE HOUSE, conveniently located in the heart of Ore, within easy reach of a number of amenities including a bus route, eateries and supermarket, whilst also being within easy reach of Hastings Country Park and popular schooling establishments.

Internally the property offers exceptionally well-presented and well-proportioned accommodation over two floors comprising an entrance hall, lounge, separate DINING ROOM, lovely MODERN KITCHEN and a MODERN BATHROOM, whilst upstairs the landing provides access to TWO DOUBLE BEDROOMS. The property also benefits from gas fired central heating and double glazing.

Externally the property benefits from a TERRACED REAR GARDEN with a stone patio, areas of lawn and a LARGE WOODEN SHED, along with access to under croft storage.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED DOOR

Located at the side of the property, opening to:

ENTRANCE HALL

Stairs rising to the first floor accommodation, laminate flooring, door to living room and doorway to dining room:

LOUNGE

13'8 x 11'2 (4.17m x 3.40m)

Continuation of the wood laminate flooring, fireplace, radiator, wood laminate flooring, television point, double glazed window to front aspect.

DINING ROOM

13'9 x 9'1 (4.19m x 2.77m)

Continuation of the wood laminate flooring, double glazed window to side aspect, radiator, access to large under stairs storage cupboard, doorway leading to:

HALL

Wood laminate flooring, sliding door to bathroom, double glazed door to side providing access to the garden, doorway to:

KITCHEN

10'7 x 8'2 (3.23m x 2.49m)

Modern and built with a matching range of eye and base level cupboards and drawers, solid wood worksurfaces, electric hob with oven below and cooker hood over, inset drainer-sink unit with mixer tap, space for appliances such as washing machine and tall fridge freezer, cupboard concealed boiler, pantry style cupboard with window, wood laminate flooring, double glazed windows to both side and rear elevations, with views onto the garden.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, dual flush low level wc, pedestal wash hand basin with mixer tap, heated towel rail, tiled walls, extractor for ventilation, double glazed window with obscured glass to side aspect for privacy.

FIRST FLOOR LANDING

Loft hatch, dado rail, doors to:

BEDROOM

13'4 x 11'4 (4.06m x 3.45m)

Built in double wardrobe, recess for the stairs providing space for an additional wardrobe, radiator, wall lighting, ceiling light, double glazed window to front aspect.

BEDROOM

13'6 x 9'3 (4.11m x 2.82m)

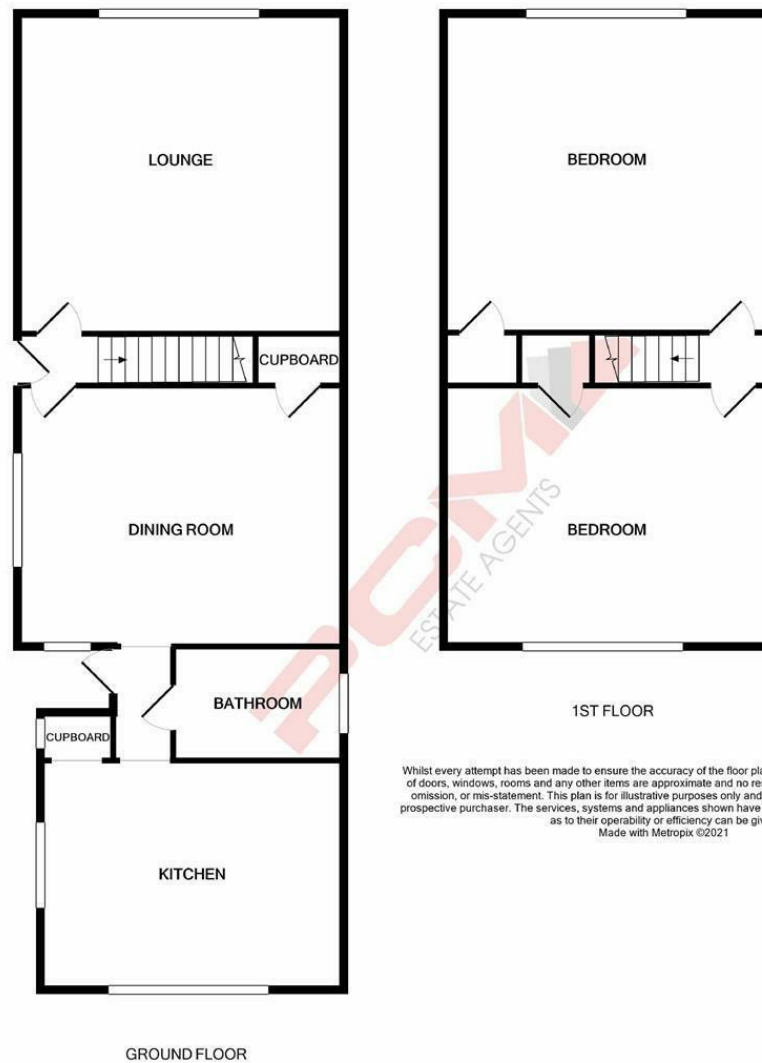
Radiator, cupboard over the stairs additional recess area providing the perfect space for wardrobe, double glazed window to rear aspect with lovely far reaching townscape views, sea views and views to Beachy Head.

REAR GARDEN

Sympathetically terraced and hard-landscaped in areas, with a stone patio, access to under croft storage, two areas of lawn, large wooden shed, fenced boundaries.

Council Tax Band: B





Whilst every attempt has been made to ensure the accuracy of the floor plan 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		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC