



ESTATE AGENTS

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Price £285,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this DETACHED THREE BEDROOM FAMILY HOME, IN NEED OF FULL MODERNISATION and situated within easy walking distance of Hastings town centre, seafront and the picturesque Alexandra Park. Offered to the market CHAIN FREE.

Accommodation comprises an entrance porch leading to a spacious entrance hall, lounge, separate DINING ROOM, kitchen and DOWNSTAIRS WC. To the first floor there are THREE BEDROOMS, with the master benefitting from VIEWS toward Hastings Castle and to the sea, and a family bathroom. Externally the property does require cultivation to the grounds, but will provide a lovely space for outdoor dining and entertaining, along with a great family space.

To fully appreciate the POTENTIAL that this OLDER STYLE HOME has to offer, please contact the owners agents today to arrange your viewing and avoid disappointment.

UPVC DOOR

Opening to:

ENTRANCE PORCH

Two frosted double glazed windows to front aspect, wall mounted gas boiler, electric meter and water meter, wall mounted thermostat, further door opening to:

ENTRANCE HALL

Stairs rising to the first floor landing, radiator, under stairs storage cupboard, further wall mounted thermostat, door opening to:

LOUNGE

15'8 x 15'6 max (4.78m x 4.72m max)

Picture rail, radiator, gas fireplace, double glazed box bay window to front aspect having sea glimpses.

DINING ROOM

15'8 narrowing to 12'9 x 13'3 (4.78m narrowing to 3.89m x 4.04m)

Radiator, open fireplace with brick surround and hearth, double glazed sliding doors opening to the rear garden.

KITCHEN

10'5 x 9'5 (3.18m x 2.87m)

In need of full refurbishment and comprising base level units, space for freestanding gas cooker, space for fridge freezer, double glazed windows to side and rear aspects, door opening to the side providing access to the front and rear garden.

DOWNSTAIRS WC

Radiator, frosted double glazed window to side aspect.

FIRST FLOOR LANDING

Frosted double glazed window to side aspect, doors to:

BEDROOM

16'2 max x 15'9 (4.93m max x 4.80m)

Range of fitted wardrobes and additional storage above, freestanding shower tray, radiator, double glazed box bay window to front aspect providing a pleasant outlook to Hasting Castle and toward the sea.

BEDROOM

13'6 x 12'9 (4.11m x 3.89m)

Built in wardrobe, radiator, double glazed window to rear aspect.

BEDROOM

10'6 x 9'6 (3.20m x 2.90m)

Built in wardrobe, shelving into alcove, radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap, wash hand basin, wc, airing cupboard housing the hot water cylinder, radiator, frosted double glazed window to front aspect.

OUTSIDE - FRONT

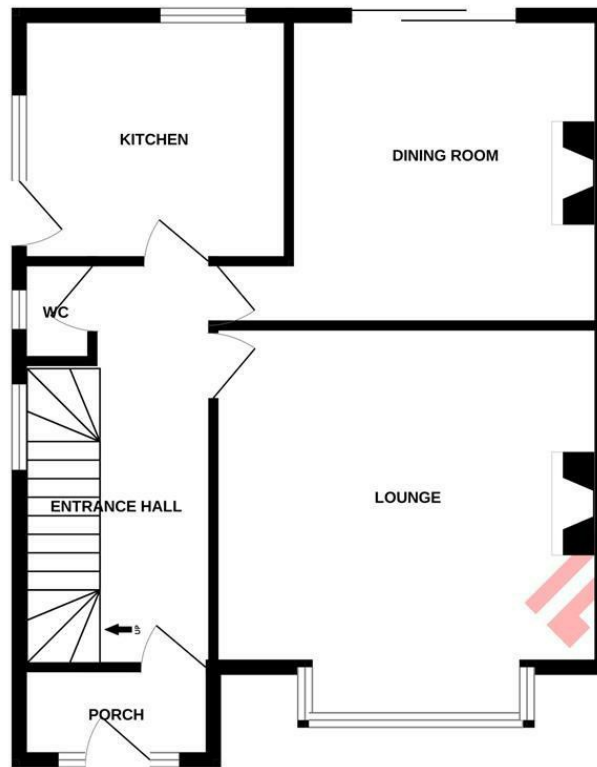
Steps rise from street level to the front door, area of garden that is in need of cultivation, but could provide two areas of lawn or planted areas.

REAR GARDEN

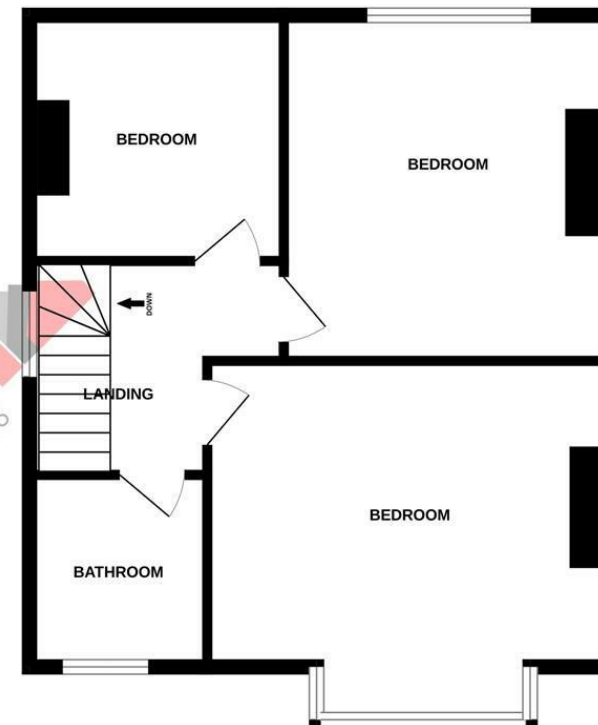
In need of cultivation but offering lots of potential to create a lovely family garden.



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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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		
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		

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.