



384, Harold Road, Hastings, TN35 5HG

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Tel: 01424 839111

Price £315,000

Located in this incredibly sought-after Clive Vale region of Hastings, within easy reach of the Old Town, is this CHAIN FREE, THREE STOREY, THREE BEDROOM DETACHED HOUSE with LARGE REAR GARDEN, OFF ROAD PARKING and a GARAGE that offers huge potential for those looking for a HOME TO IMPROVE.

The property offers SPACIOUS AND VERSATILE ACCOMODATION arranged over three floors and comprising an entrance hallway, 17ft LOUNGE-DINER which leads to a BALCONY enjoying a PLEASANT OUTLOOK to the rear, kitchen and separate wc. To the lower floor is a 23ft OCCASIONAL ROOM which could be considered ideal for an additional living space and leading to a lean to/ conservatory in addition to some under croft storage space. Whilst to the first floor, there are THREE BEDROOMS, a bathroom and a SEPARATE WC.

Externally the property boasts a LARGE REAR GARDEN, whilst to the front there is OFF ROAD PARKING leading to the GARAGE.

Located on this RARELY AVAILABLE part of Harold Road, situated in the Clive Vale region of Hastings, considered to be within easy reach of Hastings historic Old Town and popular schooling facilities. This presents a FANTASTIC OPPORTUNITY for those looking for a HOME TO IMPROVE.

Please call now to arrange your immediate viewing to avoid disappointment.

ENTRANCE PORCH

Accessed via a sliding door, with further front door leading to:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, radiator.

LOUNGE-DINER

17'11 x 15'9 narrowing to 10'5 (5.46m x 4.80m narrowing to 3.18m)

Dual aspect room with two double glazed windows and door to rear aspect enjoying a pleasant outlook and leading out to a balcony, double glazed window to front aspect. radiator.

KITCHEN

14'7 x 7'3 (4.45m x 2.21m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above, integrated oven and grill, inset sink with mixer tap, double glazed window to rear aspect, larder cupboard, radiator, door with stairs leading to the lower floor accommodation.

WC

Wash hand basin with tiled splashback, wc.

LOWER FLOOR HALL

Double glazed window and door to side aspect.

OCCASIONAL ROOM

23'7 x 10'8 (7.19m x 3.25m)

Windows to side and rear aspect, radiator. This room is ideal for additional storage space.

UNDER CROFT STORAGE

Providing ample space for storage.

LEAN TO

18' x 6'10 (5.49m x 2.08m)

Windows to side and rear aspect, door leading out to garden, in need of renovation.

FIRST FLOOR LANDING

Storage cupboard, AIRING CUPBOARD, loft hatch, double glazed window to front aspect.

BEDROOM

11'5 x 7'9 (3.48m x 2.36m)

Double glazed window to rear aspect enjoying a pleasant outlook, radiator.

BEDROOM

11' x 10'4 (3.35m x 3.15m)

Double glazed window to rear aspect enjoying a pleasant outlook, radiator.

BEDROOM

10'5 x 6'7 (3.18m x 2.01m)

Double glazed window to front aspect, radiator.

BATHROOM

Panelled bath with mixer tap wash hand basin, double glazed obscured window to rear aspect.

SEPARATE WC

Double glazed window to rear aspect, wc.

REAR GARDEN

A particular feature of the property is its large rear garden. The garden would benefit from cultivation, however offers huge potential and features a patio area ideal for seating and entertaining. The rest of the garden is partly laid to lawn and also features a range of mature shrubs, plants and trees. There is also side access to the front of the property.

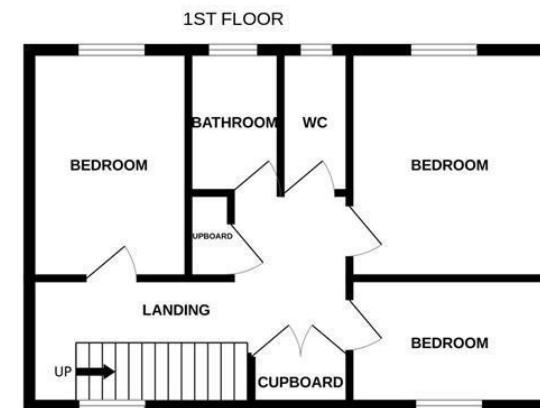
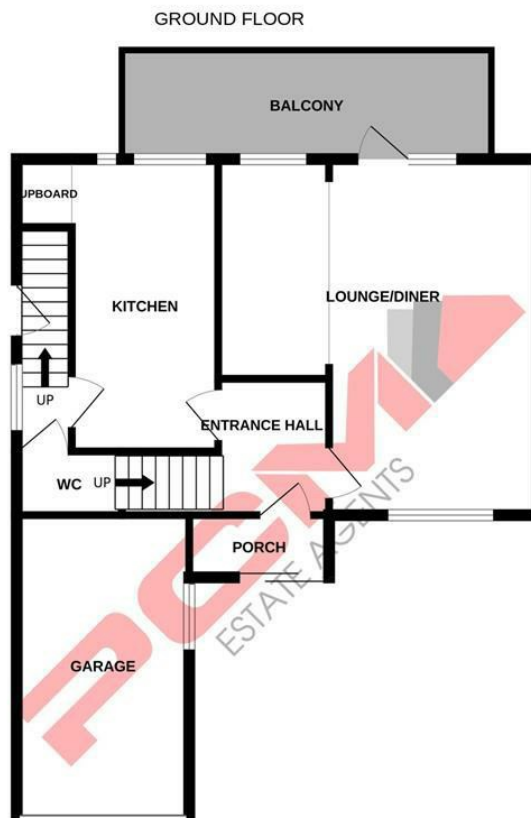
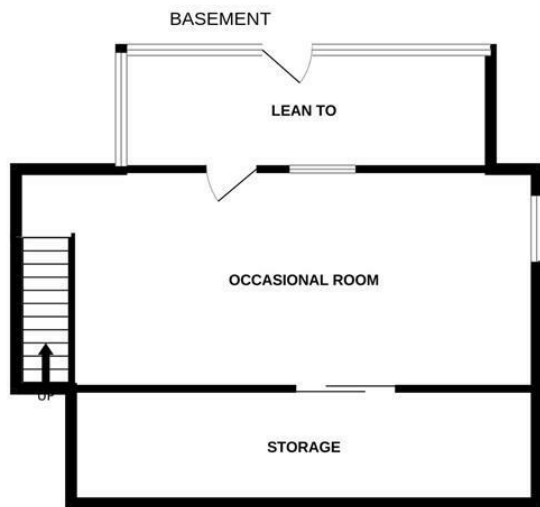
OUTSIDE - FRONT

Driveway providing off road parking leading to:

GARAGE

Up and over door, window to side aspect.





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	