PCM
ESTATE AGENTS

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Price £260,000

PCM Estate Agents are delighted to bring to the market an opportunity to purchase this particularly well-presented OLDER STYLE THREE BEDROOM TERRACED HOUSE offering family accommodation, OFF ROAD PARKING and a PRIVATE REAR GARDEN with HOT TUB.

Accommodation comprises an OPEN PLAN LOUNGE-DINER, MODERN FITTED KITCHEN with BUILT IN APPLIANCES, modern bathroom and THREE BEDROOMS. The property also benefits from gas central heating, double glazing and a CONSERVATORY. There is also OFF ROAD PARKING to the front and a garden to the rear with a decked seating area, HOT TUB, area of lawn and a LARGE WORKSHOP.

This extended property is located in this convenient and popular location close to the facilities at Ore Village yet also within easy reach of Hastings town centre with mainline rail station, shopping centre and seafront.

Viewing comes highly recommended to fully appreciate the accommodation and position on offer.

DOUBLE GLAZED FRONT DOOR
Opening to;

ENTRANCE LOBBY
Inset spotlights, double glazed window to the side, archway to;

ENTRANCE HALL
Contemporary style radiator, light point, under stairs storage cupboard, part glazed door to lounge-diner.

CLOAKROOM
Comprising low level wc, corner wash basin, inset spotlights to ceiling.

LOUNGE AREA
12'7" x 9'10" (3.84m x 3.00m)
Exposed wood flooring, radiator, double glazed window to the front, archway to;

DINING AREA
15'3" max x 10'1" (4.65m max x 3.07m)
Exposed wood flooring, radiator, inset spotlights to ceiling, built in storage cupboard with plumbing for washing machine, archway to;

KITCHEN
14'8" x 7'11" (4.47m x 2.41m)
Fully fitted with range of modern units comprising single drainer one ½ bowl sink unit with cupboard beneath, matching range of wall and base units, work surfaces, inset five burner gas hob with stainless steel extractor over, built in electric double oven, integrated dishwasher, further space for fridge freezer, inset spotlights to ceiling, stripped wood flooring, double glazed window to the rear and double glazed sliding patio doors to the rear opening to;

CONSERVATORY
8'5" x 8'0" (2.57m x 2.44m)
UPVC double glazed construction with door opening to the garden.

FIRST FLOOR LANDING
Access to loft space.

BEDROOM
11'9" x 9'11" (3.58m x 3.02m)
Radiator, double glazed window to the front.

BEDROOM
10'11" x 8'10" (3.33m x 2.69m)
Radiator, double glazed window to the rear.

BEDROOM
7'6" x 7'5" (2.29m x 2.26m)
Radiator, double glazed window to the rear.

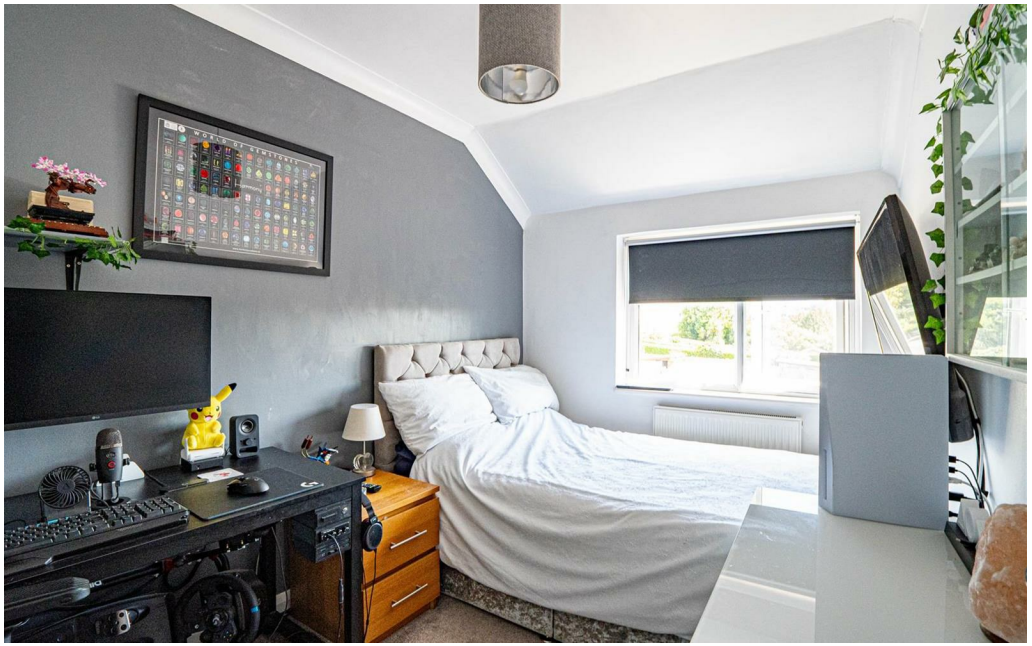
BATHROOM
Fitted with a modern suite comprising panelled bath with mixer tap, thermostatic shower over, low level wc, wash basin set into vanity unit, inset spotlights to ceiling, heated towel rail, fitted shelving, double glazed window to the front.

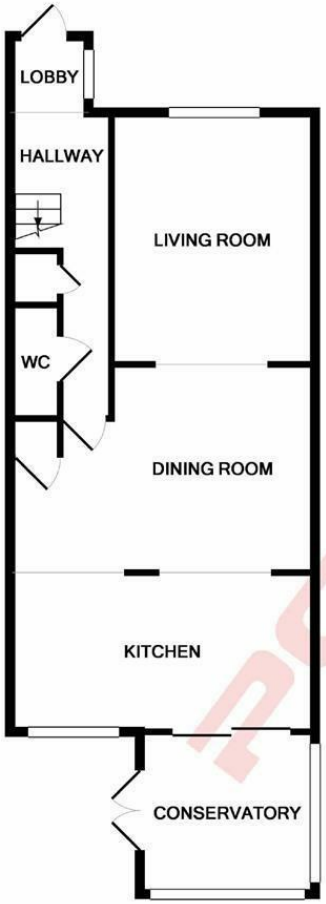
FRONT GARDEN
Driveway providing off road parking, fencing and hedging to the sides.

REAR GARDEN
Enjoying plenty of sunshine throughout the day, with a decked patio abutting the property offering ample space to eat alfresco and entertain, freestanding hot tub incorporated within the sale, areas of lawn, raised planted beds, rear gated access and further access to:

LARGE WORKSHOP
11'4 x 9'8 (3.45m x 2.95m)
Insulated with power and light, double glazed door and window. Could also be utilised as a garden bar or home gym.

Council Tax Band: B





GROUND FLOOR

1ST FLOOR

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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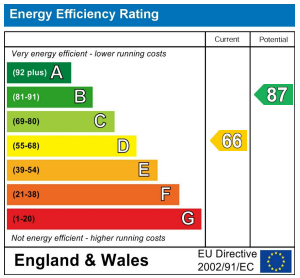

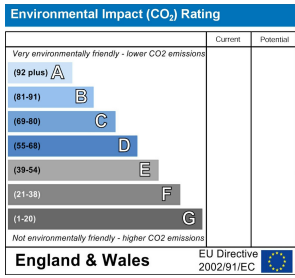

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.