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**Offers In Excess Of £220,000**

Located in the popular Ore Village region of Hastings is this well-presented THREE BEDROOMED, TWO RECEPTION ROOM, END OF TERRACED FAMILY HOME with PRIVATE REAR GARDEN. The property is well-presented throughout and offers deceptively SPACIOUS ACCOMODATION.

Accommodation is arranged over three floors and comprises an entrance vestibule, lounge, DINING ROOM, MODERN FITTED KITCHEN, bathroom, first floor landing with TWO DOUBLE BEDROOMS, occasional room with stairs rising to the second floor which consists of the MASTER BEDROOM. The property benefits from the aforementioned private and SECLUDED REAR GARDEN which is FAMILY FRIENDLY.

Located in the highly sought-after Ore Village region of Hastings, within close proximity to good local schooling and within easy reach of Hastings town centre.

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

#### **PRIVATE FRONT DOOR**

Leading to;

#### **ENTRANCE PORCH**

Storage cupboard, door to;

#### **LOUNGE**

12'6 x 11'11 (3.81m x 3.63m)

Double glazed window to front aspect, radiator, television point, under stairs storage cupboard, wall mounted gas fired boiler, door to;

#### **DINING ROOM**

12' x 9'10 (3.66m x 3.00m)

Stairs rising to first floor accommodation, double glazed door leading to the garden, space for fridge freezer, space for tumble dryer, radiator, door to;

#### **KITCHEN**

7'9 x 7'4 (2.36m x 2.24m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with oven below, space and plumbing for washing machine, inset sink with mixer tap, double glazed window to side aspect, door to;

#### **BATHROOM**

7'5 x 5'5 (2.26m x 1.65m)

Panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin, part tiled walls, tiled flooring, two double glazed obscured windows to rear aspect, extractor fan.

#### **FIRST FLOOR LANDING**

Storage cupboard.

#### **BEDROOM**

9'11 max x 9'9 (3.02m max x 2.97m)

Double glazed window to rear aspect, storage cupboard, radiator.

#### **BEDROOM**

9'7 max x 8'5 max (2.92m max x 2.57m max)

Storage cupboard, double glazed window to front aspect, radiator.

#### **OCCASIONAL ROOM**

9'7 max x 7'8 max (2.92m max x 2.34m max )

Stairs rising to second floor accommodation, under stairs storage cupboard with shelving, double glazed window to front aspect.

#### **SECOND FLOOR LANDING**

Into;

#### **MASTER BEDROOM**

12'2 max x 12'1 max (3.71m max x 3.68m max)

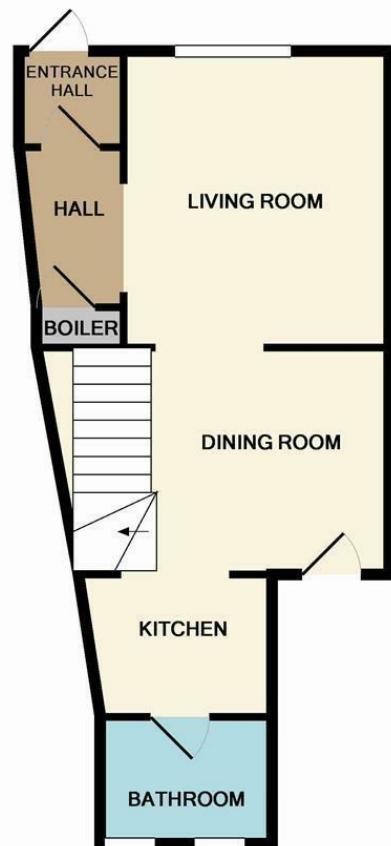
Double glazed window to rear aspect, radiator.

#### **REAR GARDEN**

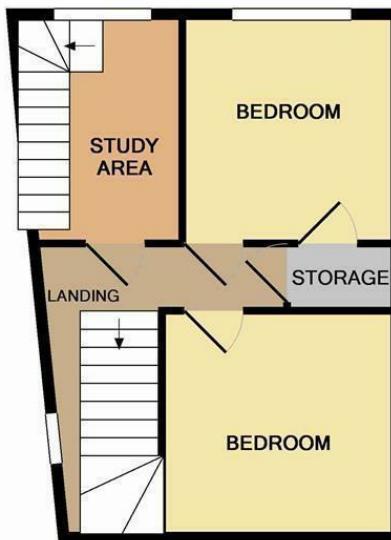
Private and secluded with enclosed fenced boundaries.

Council Tax Band: B





GROUND FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 331 SQ.FT.  
(30.8 SQ.M.)  
TOTAL APPROX. FLOOR AREA 881 SQ.FT. (81.9 SQ.M.)

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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2ND FLOOR  
APPROX. FLOOR  
AREA 143 SQ.FT.  
(13.3 SQ.M.)

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			
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			

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.