



226, Rye Road, Hastings, TN35 5DD

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Price £250,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this THREE BEDROOM END OF TERRACED HOUSE with LARGE REAR GARDEN, IN NEED OF MODERNISATION but offering plenty of scope and adaptability to be a fantastic family home. Offered to the market CHAIN FREE.

Accommodation comprises an entrance hall with storage cupboard, LARGE LOUNGE-DINING ROOM with French doors opening onto the garden, kitchen being in need of modernisation and providing side access to the rear and front of the property, first floor landing, TWO DOUBLE BEDROOMS, a SINGLE BEDROOM, bathroom and a SEPARATE WC. The property has AMAZING VIEWS out toward countryside, and to the sea from the master bedroom.

Externally, the property has a GENEROUS REAR GARDEN which is ideal for families and entertaining, with a further good sized front garden allowing the property to be set back from the road to provide further privacy.

Please contact the owners agents now to avoid disappointment.

PRIVATE FRONT DOOR

Opening into:

ENTRANCE HALL

Storage cupboard housing the electric consumer unit, electric meter and double glazed window to side aspect, under stairs storage cupboard, wall mounted thermostat, radiator, door opening to:

LOUNGE-DINER

21'9 x 12'8 max (6.63m x 3.86m max)

Gas fire with tiled surround and hearth, radiator, double glazed bay window to front aspect providing a pleasant outlook onto the front garden, double glazed French doors opening to the rear garden.

KITCHEN

9' x 9' (2.74m x 2.74m)

In need of modernisation but fitted with a range of eye and base level units, inset sink, space and plumbing for washing machine, space for gas cooker, space for fridge freezer, radiator, double glazed window to side aspect and

frosted double glazed door providing side access to the front and rear of the property.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch, doors to:

BEDROOM

12'6 x 11'8 (3.81m x 3.56m)

Fitted wardrobe, radiator, double glazed window to front aspect providing stunning views out toward the sea and over neighbouring rooftops to the countryside.

BEDROOM

11'7 max x 9' (3.53m max x 2.74m)

Cupboard housing the hot water tank with shelving above, radiator, double glazed window to rear aspect providing pleasant views over the garden.

BEDROOM

7'9 max x 7'8 max (2.36m max x 2.34m max)

Housing the stair box with storage above, radiator, double glazed window to front aspect, providing pleasant views over rooftops to the countryside.

BATHROOM

Panelled bath with mixer tap and shower attachment, part tiled walls, wash hand basin, radiator, frosted double glazed window to rear aspect.

SEPARATE WC

Low level dual flush wc, boiler, frosted double glazed window to side aspect.

OUTSIDE - FRONT

Range of mature trees and shrubs, well-established with a good sized area of lawn and steps rising to the front door, side gated access to the rear garden.

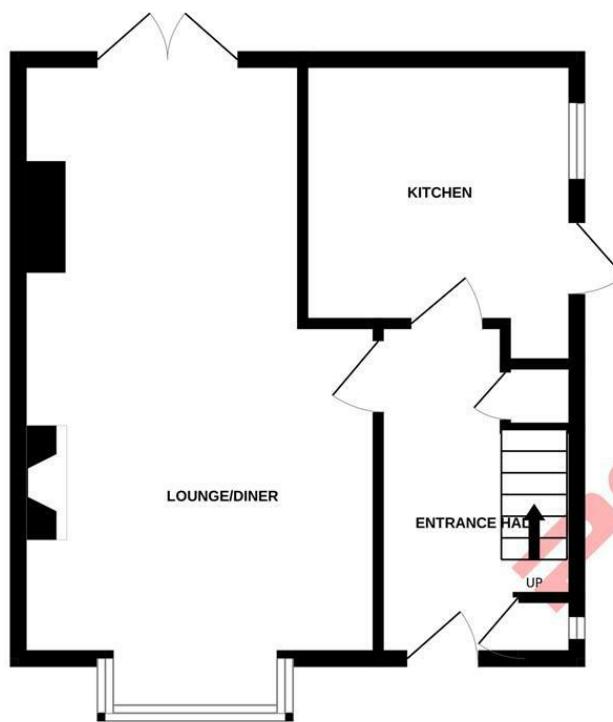
REAR GARDEN

A particular feature of the property, being of a good size and arranged in three sections. The first section is an area of patio with steps rising to a good sized area of lawn with a range of mature trees and shrubs, with the rear section of garden being in need of cultivation but having a range of mature trees and shrubs, greenhouse and a pre-war air raid bunker.

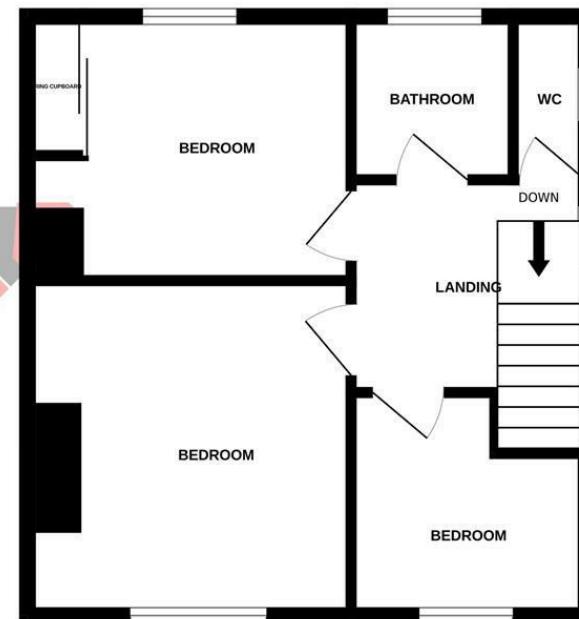
Council Tax Band: B



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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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		
(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	