

79, Manor Road, Hastings, TN34 3LP

Web: www.pcimestateagents.co.uk
Tel: 01424 839111

Price £220,000

**** INVESTMENT OPPORTUNITY - TENANT IN SITU ****

PCM Estate Agents are delighted to present to the market an opportunity to acquire this ATTRACTIVE OLDER STYLE FOUR BEDROOM VICTORIAN END TERRACED HOUSE conveniently positioned on this sought-after street within Hastings. Located within easy reach of a number of amenities including Alexandra Park and popular schooling establishments.

The lower ground floor features a BAY FRONTED LOUNGE being OPEN PLAN KITCHEN, whilst also having a UTILITY/ WC. To the ground floor there are TWO BEDROOMS, whilst to the first floor there are TWO FURTHER BEDROOMS and the family bathroom.

Situated in the desirable Mount Pleasant region of Hastings, this home is within easy reach of West Hill, known for its stunning panoramic views.

Please call the owners agents now to book your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Providing access to:

ENTRANCE HALL

Stairs to upper and lower floor accomodation, radiator, double glazed window to rear overlooking the garden, doors to:

BEDROOM

Double glazed bay window to front aspect, radiator.

BEDROOM

Double glazed window to rear aspect, radiator.

LOWER FLOOR HALL

Leading to:

WC/ UTILITY

Radiator, wc, double glazed frosted window to rear aspect.

LOUNGE AREA

Further double glazed door to front aspect providing further access to street, two radiators, double glazed bay window to front aspect, open plan to:

KITCHEN

Space and plumbing for dishwasher, space for cooker and large fridge freezer, double glazed window to rear and double glazed door providing access to rear garden.

FIRST FLOOR LANDING

Storage cupboards, loft hatch to loft space, double glazed window to rear aspect, doors to:

BEDROOM

Double glazed window to front aspect, radiator.

BEDROOM

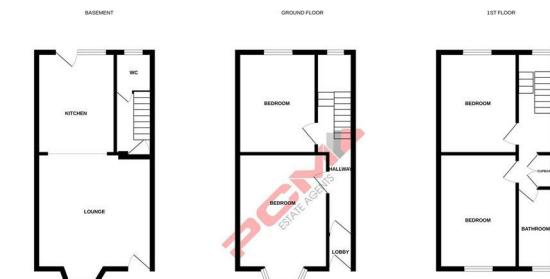
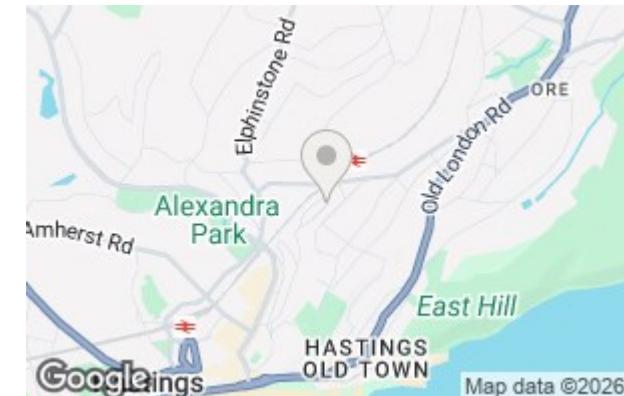
Double glazed window to rear aspect, radiator.

BATHROOM

Frosted double glazed window, extractor fan, bath with shower attachment over, wash hand basin, wc, radiator.

REAR GARDEN

Decked.



Whilst every effort 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 errors, omissions or inaccuracies. The floorplan is for illustrative purposes only and should not be relied upon for precise measurements. The floorplan is not to scale. The area shown is not to be regarded as to their sizeable or efficiency can be given.

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			
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			
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.

Council Tax Band: B