







PCM
ESTATE AGENTS

110, Saxon Road, Hastings, TN35 5HH

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Price £225,000

PCM Estate Agents are delighted to present this FANTASTIC OPPORTUNITY to acquire this well-proportioned TWO/ THREE BEDROOM END-TERRACED FAMILY HOME situated in the highly sought-after Clive Vale region of Hastings. Offered to the market CHAIN FREE.

Accommodation is arranged over two floors comprising an entrance hall, bright living room, DINING ROOM/ THIRD BEDROOM, separate kitchen and convenient DOWNSTAIRS WC, whilst to the first floor there are TWO GENEROUS SIZED BEDROOMS and a bathroom. Externally the property benefits from a PRIVATE REAR GARDEN, ideal for relaxing and entertaining.

Located close to popular schooling establishments and within easy reach of bus routes providing access into Hastings town centre. The property is also within easy reach of the historic Hastings Old Town and the seafront.

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

PRIVATE FRONT DOOR
Opening to:

ENTRANCE HALL
Radiator, stairs rising to the first floor accommodation, wall mounted thermostat, under stairs storage cupboard, additional under stairs storage alcove, door opening to:

LOUNGE
15'9 max into bay x 11'9 (4.80m max into bay x 3.58m)
Feature fireplace with tiled hearth, radiator, double glazed bay window to front aspect.

DINING ROOM
13'7 x 9'5 (4.14m x 2.87m)
Radiator, double glazed window to rear aspect.

KITCHEN
11'4 x 8'1 (3.45m x 2.46m)
In need of modernisation and comprising a range of eye and base level units, space and plumbing for washing machine, space for freestanding gas oven, inset stainless steel sink with mixer tap, wall mounted boiler, radiator, double glazed window to side aspect, double glazed door opening to the rear garden, further opening and door to:

DOWNSTAIRS WC
Frosted double glazed window to side aspect, low level wc.

FIRST FLOOR LANDING
Loft hatch, doors opening to:

BEDROOM
15'2 x 13'8 (4.62m x 4.17m)
Radiator, double glazed window to front aspect.

BEDROOM
13'6 x 9'6 (4.11m x 2.90m)
Radiator, double glazed window to rear aspect.

BATHROOM
Bath, separate walk in shower cubicle, low level dual flush wc, wash hand basin, radiator, airing cupboard housing hot water tank with shelving above, frosted double glazed windows to rear and side aspects.

OUTSIDE - FRONT
Stairs rising to the front door, stone patio, planted borders and a selection of established shrubs.

REAR GARDEN
Patio area, outside water tap, wooden steps rising to an area of lawn, planted borders and raised planting bed. To the rear of the garden there is a further area of stone patio and additional storage shed, wooden gate providing rear access and fenced boundaries.

Council Tax Band: B

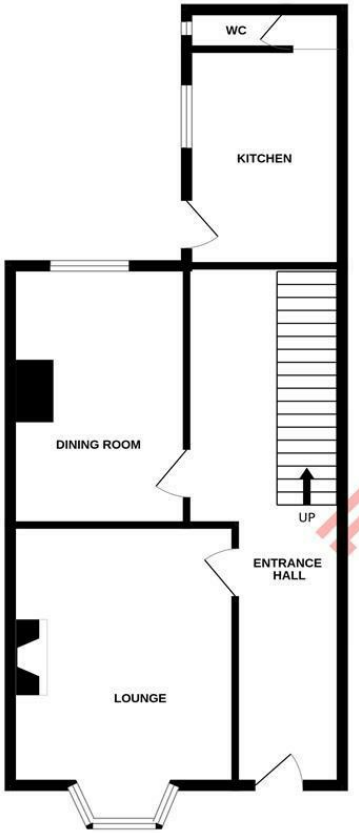




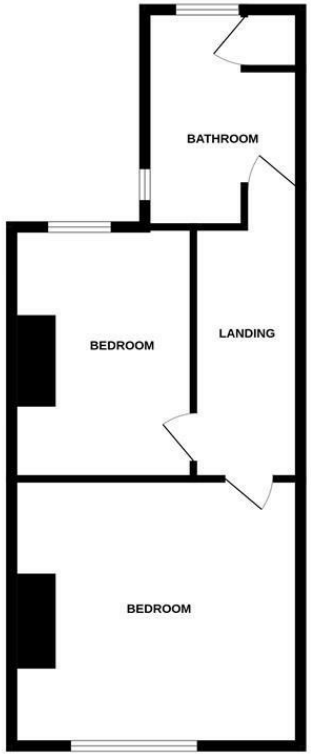




GROUND FLOOR

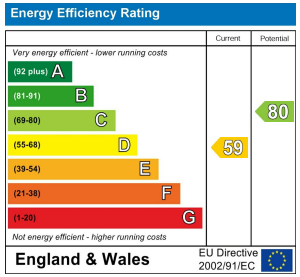


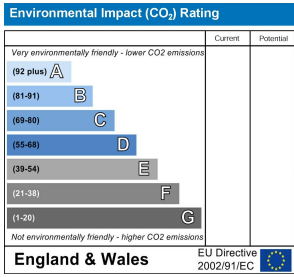
1ST FLOOR



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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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