



ESTATE AGENTS

5, Sheerwater Terrace, Hastings, TN34 2PU

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

Offers In Excess Of £240,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE THREE BEDROOM END OF TERRACED FAMILY HOME, with a GARAGE located in a nearby block. The property is IN NEED OF MODERNISATION and is positioned in an incredibly sought-after location, close to popular schooling establishments and local amenities.

Accommodation comprises an entrance hall with useful under stairs storage, a SPACIOUS LOUNGE-DINER, separate kitchen, first floor landing, THREE BEDROOMS and a SHOWER ROOM. The home benefits from modern comforts including gas fired central heating and double glazing. Externally there is a FAMILY FRIENDLY REAR GARDEN featuring a patio area and lawn providing ample outdoor space for entertaining. Additionally, the property benefits from a GARAGE located in a block to the rear and SOLAR PANELS that are leased and contribute towards keeping costs down, with any extra power generated going back to the grid.

The property offers excellent potential for buyer's seeking a FAMILY HOME in a desirable location. Viewing comes highly recommended, please contact the owners agents to arrange your viewing.

PRIVATE FRONT DOOR

Opening into:

ENTRANCE HALL

Under stairs storage cupboard, further under stairs storage alcove with ample space for coats and shoes, radiator, door opening to:

LOUNGE-DINER

15'6 x 11'7 (4.72m x 3.53m)

Two radiators, television point, dual aspect with windows to rear and side aspects, double glazed door opening onto the private rear garden.

KITCHEN

12'5 x 9'5 (3.78m x 2.87m)

Fitted with a range of eye and base level units, ample countertop space, space for tall fridge freezer, additional under counter fridge, space and plumbing for washing machine, four ring electric hob, eye level electric double oven, wall mounted gas boiler, inset sink, serving hatch to lounge-diner, radiator, double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch, storage cupboard with hanging space and shelving above, doors opening to:

BEDROOM

11'7 x 9'4 (3.53m x 2.84m)

Radiator, double glazed window to rear aspect.

BEDROOM

12'5 x 7'2 (3.78m x 2.18m)

Radiator, double glazed window to front aspect.

BEDROOM

8'8 x 5'8 (2.64m x 1.73m)

Radiator, double glazed window to rear aspect.

SHOWER ROOM

Walk in shower, low level dual flush wc, wash hand basin with vanity mirror above and storage below, radiator, door opening to airing cupboard housing the hot water cylinder with additional shelving, frosted double glazed window to front aspect.

OUTSIDE - FRONT

Steps rising from the street level to the front door, area of lawn with flowerbed for plants.

REAR GARDEN

Good sized area of patio, perfect for dining and entertaining, step up to an area of lawn with storage shed, side access to the front of the property and rear gated access providing direct access to:

GARAGE

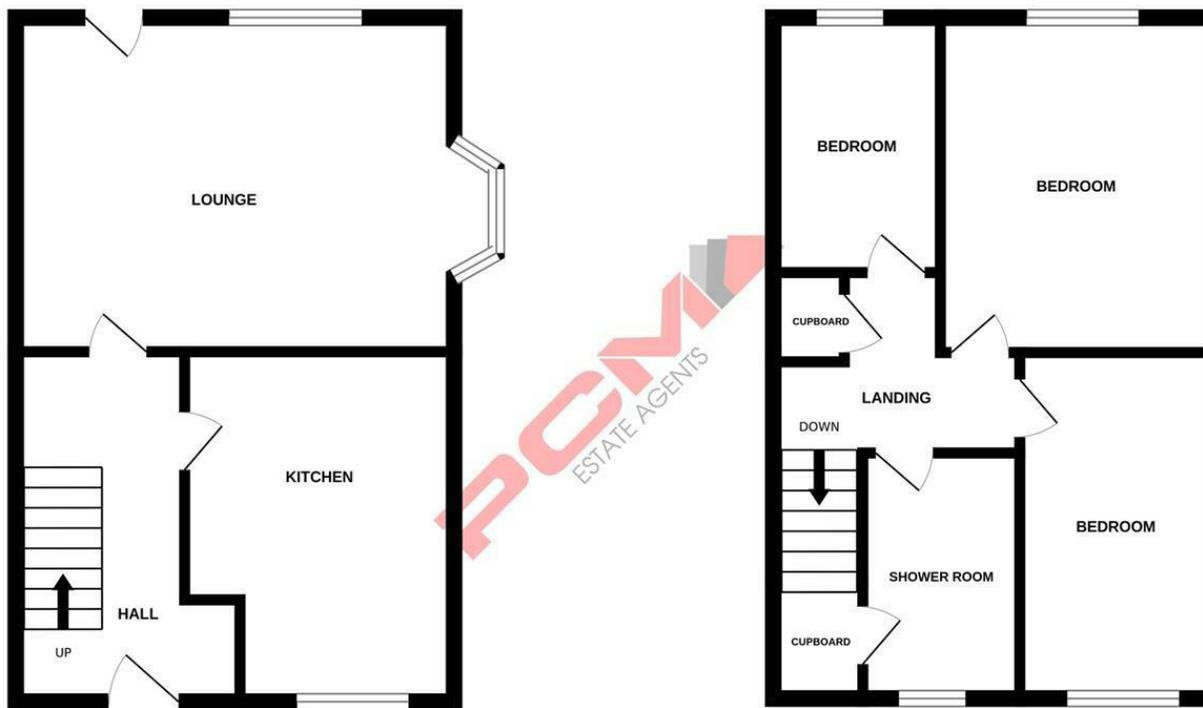
Located in a block with up and over door.

Council Tax Band: C



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	