PCM
ESTATE AGENTS

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Price £315,000

PCM Estate Agents are delighted to present to the market this REFURBISHED THREE STOREY TWO BEDROOM END OF TERRACED OLDER STYLE HOME, positioned within easy reach of Hastings Country Park and Hastings historic Old Town. The property has a LARGE ESTABLISHED LANDSCAPED GARDEN with GARDEN STUDIO.

Inside, the property offers exceptionally well-presented accommodation over three floors comprising a ground floor LIVING ROOM with OPEN WORKING FIREPLACE, and a BEDROOM with WOOD BURNER. To the lower floor there is an IMPRESSIVE KITCHEN opening to a CONSERVATORY that in turn has views and access onto the garden and benefitting from the LOVELY VIEWS beyond, there is an inner hall providing access to a WC and to a STUDY/ SNUG. To the first floor there is a MASTER BEDROOM and a LUXURIOUS SHOWER ROOM. The property has gas fired central heating and double glazing.

Viewing comes highly recommended, please call the owners agents now to arrange your appointment and avoid disappointment.

DOUBLE GLAZED FRONT DOOR
Opening to:

WELCOMING PORCH
Double glazed window to side aspect, light and airy offering a practical space to take off coats and shoes, further double glazed door opening to:

LIVING ROOM
12'1 x 11'2 (3.68m x 3.40m)
Exposed wooden floorboards, exposed feature brick wall, radiator, tiled open fireplace, television point, double glazed replacement sash window to front aspect.

INNER HALL
Exposed original wooden floorboards, stairs to upper and lower floor accommodation, door to:

BEDROOM
10'6 x 9'9 (3.20m x 2.97m)
Under stairs recessed area (5' x 2'5 approx.) exposed wooden floorboards, tiled fireplace with inset wood burning stove, double glazed replacement sash window to rear aspect with lovely leafy views to the rear, over the garden and to an area of woodland behind.

LOWER FLOOR
Leading to:

KITCHEN
11'6 x 10'6 (3.51m x 3.20m)
Built with a matching range of eye and base level cupboards and drawers with solid wood worksurfaces, ceramic Belfast sink with mixer tap, breakfast bar seating area, range style five ring gas cooker with fitted cooker hood over, double oven and grill, space for tall fridge freezer, part tiled walls, down lights, wood laminate flooring, double glazed oak framed double glazed window and French doors leading to the light filled conservatory.

INNER LOBBY
Space and plumbing for washing machine, archway to study/ snug and door to:

DOWNSTAIRS WC
Low level wc, wall mounted wash hand basin, heated towel rail, extractor for ventilation, wood laminate flooring.

STUDY/ SNUG
10'1 max x 9'9 (3.07m max x 2.97m)
Down lights, tiled flooring, radiator, double glazed window to front aspect. This room is adaptable and could be used in a variety of different ways.

CONSERVATORY
12'5 x 10'2 (3.78m x 3.10m)
Wood laminate flooring, column style radiator, ample space for dining table, part brick construction with glass roof and double glazed windows to rear aspect with views onto the garden, double glazed French doors providing access to the rear garden. This room is perfect to relax in and enjoys plenty of sunshine throughout the day.

FIRST FLOOR LANDING
Loft hatch with ladder to a large loft area, access to:

BEDROOM
12'2 x 10'6 (3.71m x 3.20m)
Exposed floorboards, radiator, large walk-in wardrobe with hanging rails and fitted shelving, double glazed replacement sash window allowing for a lovely leafy view over the garden and to an area of woodland beyond.

SHOWER ROOM
12'1 narrowing to 9'3 x 10'7 (3.68m narrowing to 2.82m x 3.23m)
Exposed wooden floorboards, exposed brick chimney breast with period fireplace, column style radiator, part tiled walls, down lights, extractor fan for ventilation, partially wood panelled walls, large walk in shower enclosure with rain style shower head and hand-held shower attachment, contemporary low level wc and matching pedestal wash hand basin with mixer tap, loft hatch, double glazed replacement sash window to front aspect.

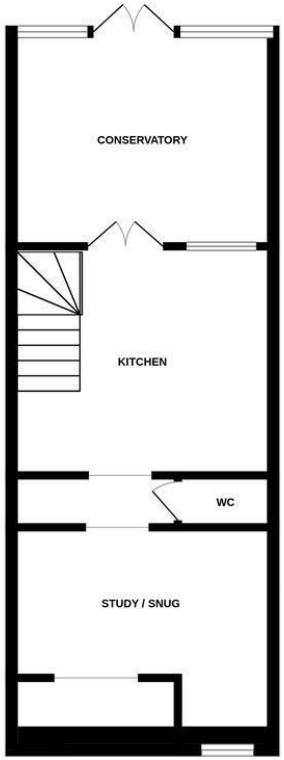
REAR GARDEN
Decked patio abutting the property with storage beneath, offering an ideal space to eat al-fresco and entertaining, steps down to the main section of garden with a path meandering down to the bottom of the garden, with planted areas, greenhouse, external power points, side access and access to:

GARDEN STUDIO
15'9 x 9'4 (4.80m x 2.84m)
Insulated, wood laminate flooring, power and lighting, two double glazed windows to front aspect, double glazed French doors, external lighting and a canopied decked seating area. Adaptable and could be utilised as a home office, Yoga studio or simply a relation room.

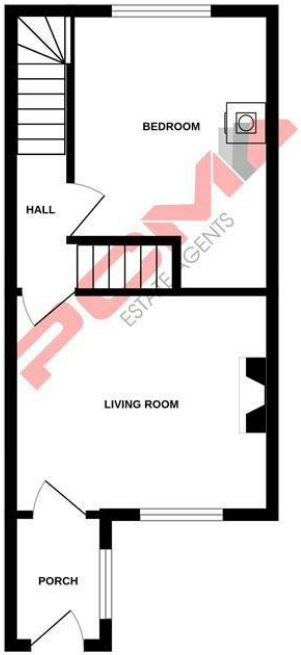
Council Tax Band: B

No stopping
except buses

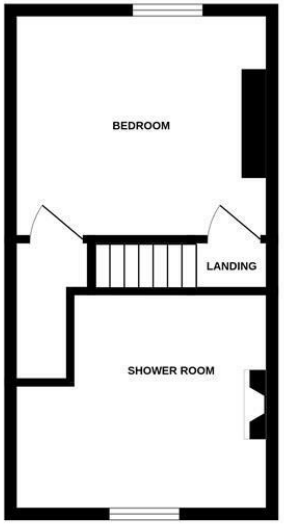
LOWER FLOOR



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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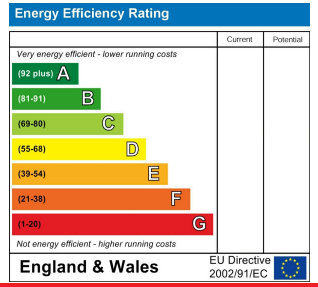

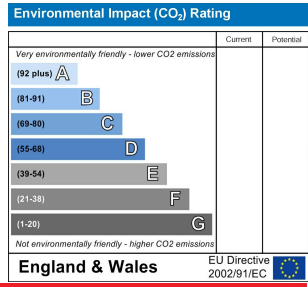

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.