



85, Clifton Road, Hastings, TN35 5AN

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Guide Price £260,000

GUIDE PRICE £260,000 to £275,000

PCM Estate Agents are delighted to offer to the market an opportunity to acquire this BEAUTIFULY PRESENTED and RECENTLY REFURBISHED DOUBLE FRONTED THREE BEDROOM TERRACED HOUSE conveniently located on this sought-after road within Hastings, close to popular schooling establishments and amenities located within Ore Village. Also located within easy reach of bus routes.

Inside the property offers accommodation arranged over two floors comprising an entrance hall, lounge, SEPARATE DINING ROOM, kitchen, THREE DOUBLE BEDROOMS and a bathroom. The property has an ENCLOSED PRIVATE REAR GARDEN and benefits from having gas fired central heating and double glazing.

Offered to the market CHAIN FREE, please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening onto:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wall mounted consumer unit for the electrics, door to:

LIVING ROOM

13'3 x 10'3 (4.04m x 3.12m)

Fireplace, coving to ceiling, radiator, television and telephone points, double glazed window to front aspect.

DINING ROOM

14'9 x 10'5 (4.50m x 3.18m)

Wood laminate flooring, radiator, coving to ceiling, fireplace, double glazed window to front aspect, television and telephone points, door opening to:

KITCHEN

10'9 x 7'5 (3.28m x 2.26m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and fitted cooker hood over, cupboard concealed wall mounted boiler, inset drainer-sink unit with mixer

tap, space and plumbing for washing machine, space for tall fridge freezer part tiled walls, double glazed window to rear aspect with views onto the garden, doorway leading to:

REAR LOBBY

Double glazed door leading to garden, door to:

BATHROOM

Panelled bath, pedestal wash hand basin, low level wc, shower, under stairs storage cupboard, part tiled walls, double glazed pattern glass window to rear aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, double glazed window to rear aspect, door to:

BEDROOM ONE

13'6 x 9'2 (4.11m x 2.79m)

Radiator, coving to ceiling, double glaze window to front aspect.

BEDROOM TWO

11' x 10'6 (3.35m x 3.20m)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM THREE

10'9 x 8'2 (3.28m x 2.49m)

Radiator, coving to ceiling, double glazed window to front aspect.

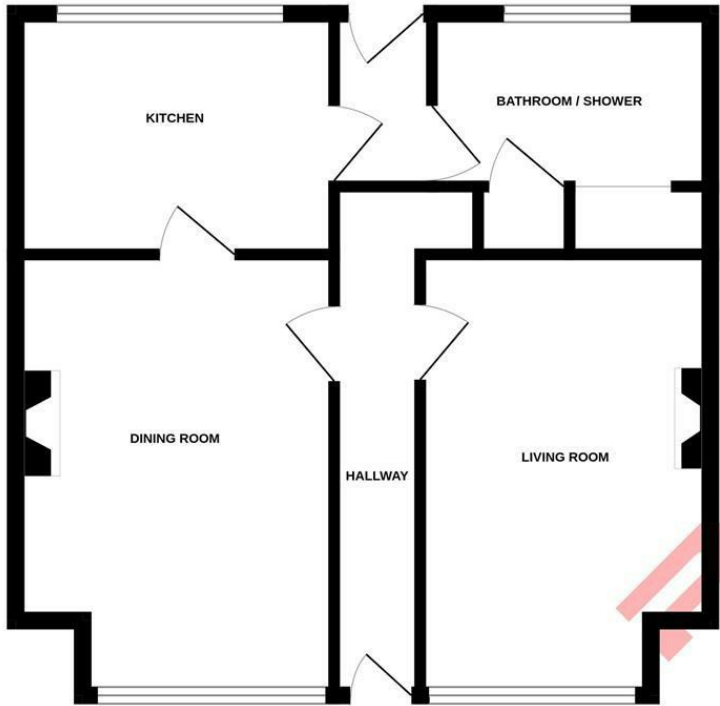
REAR GARDEN

Laid to lawn with patio, fenced and walled boundaries, outside power points.

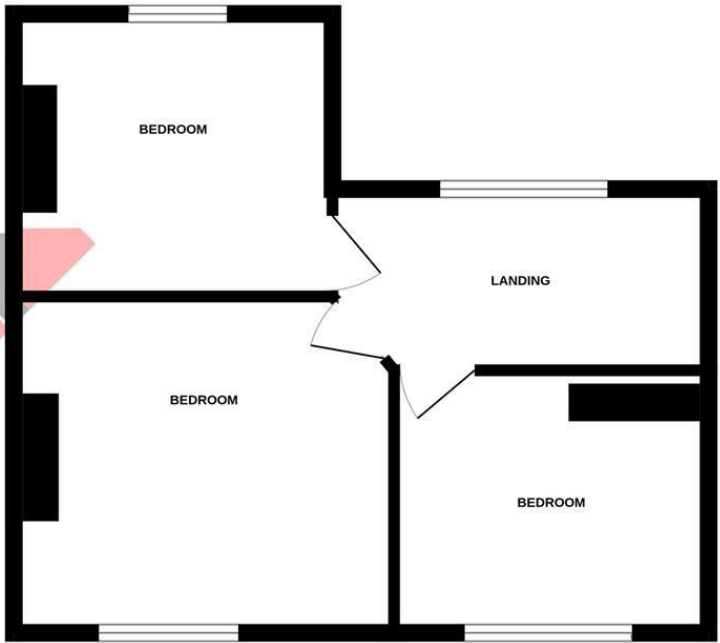
Council Tax Band: B



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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