



ESTATE AGENTS

11, Robert Tressell Close, Hastings, TN34 1UP

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

Price £259,995

PCM Estate Agents are delighted to present to the market an opportunity to secure this THREE BEDROOM TERRACED HOUSE offering ALLOCATED PARKING and conveniently located within a highly sought-after area of Hastings, just a short walk from Hastings town centre, Linton Gardens and the picturesque Alexandra Park.

This well-arranged accommodation is set over two floors comprising a welcoming entrance hall, spacious LOUNGE-DINING ROOM which was formerly a conservatory and a fitted kitchen. To the first floor there are THREE BEDROOMS and a family bathroom. There are further benefits including gas fired central heating, double glazing and a LOW-MAINTENANCE REAR GARDEN, providing an ideal outdoor space for entertaining.

This MODERN THREE BEDROOM TERRACED HOUSE must be viewed to fully appreciate the space, convenience and position on offer.

Please call the owners agents now to avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to the first floor accommodation, radiator, under stairs storage cupboard, door opening to:

LOUNGE

15'2 x 13'1 (4.62m x 3.99m)

Built in marble fireplace surround, radiator, opening to:

CONSERVATORY/ DINING SPACE

13'2 x 8'2 (4.01m x 2.49m)

Double glazed windows to side and rear aspects, double doors opening onto the rear garden.

KITCHEN

8'10 x 12'3 (2.69m x 3.73m)

Fitted with a matching range of eye and base level units, ample countertop space, inset sink with mixer tap, integrated fridge freezer, space and plumbing for dishwasher and machine, space for tumble dryer, four ring electric hob with eye level electric oven.

FIRST FLOOR LANDING

Storage cupboard, doors to:

BEDROOM

9'3 x 13'10 (2.82m x 4.22m)

Radiator, double glazed window to rear aspect.

BEDROOM

11'7 max x 9'3 (3.53m max x 2.82m)

Radiator, double glazed window to front aspect.

BEDROOM

10'1 x 5'8 (3.07m x 1.73m)

Radiator, double glazed window to rear aspect.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment above, wash hand basin, low level dual flush wc, tiled walls, tiled flooring, radiator, double glazed frosted window to front aspect.

OUTSIDE - FRONT

Path leading to front door, area of lawn, additional area of shrubs and space to store bins.

REAR GARDEN

Arranged over two tiers with an area of decking, ideal for enjoying outdoor entertaining, steps up to an area of patio.

PARKING

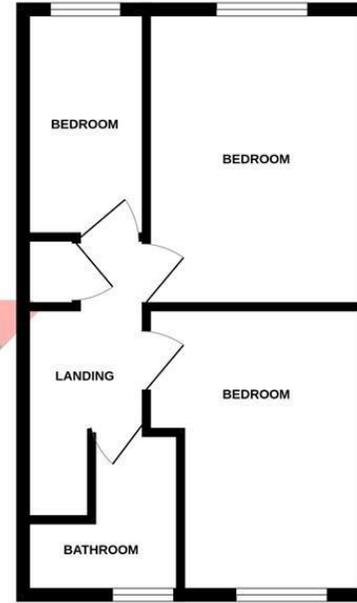
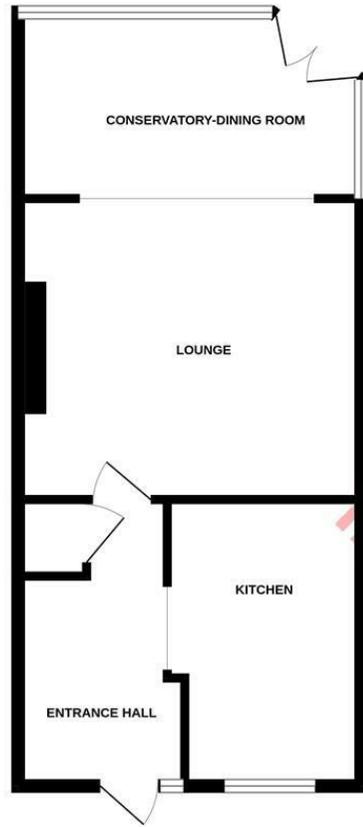
The property benefits from an allocated parking space to the front of the property.

Council Tax Band: C



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			80
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	