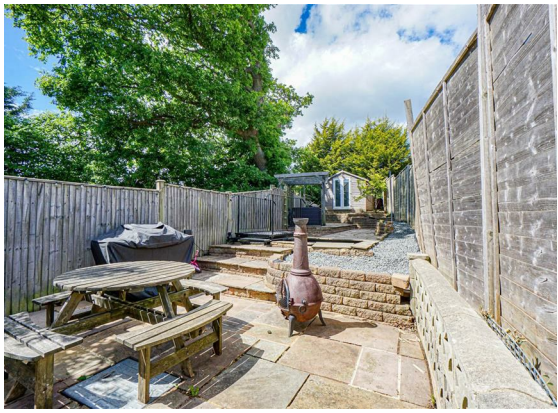


PCM ESTATE AGENTS

3, Clifton Road, Hastings, TN35 5AJ

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

Price £285,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this OLDER STYLE THREE BEDROOM END OF TERRACED HOUSE with driveway providing OFF ROAD PARKING and a LOW-MAINTENANCE LANDSCAPED GARDEN. The property also offers modern comforts including gas fired central heating and double glazing.

The well-proportioned accomodation is arranged over two floors and comprises an entrance hall, lounge, OPEN PLAN KITCHEN-DINING ROOM, upstairs landing, THREE BEDROOMS and a MODERN SHOWER ROOM. The GARDEN is landscaped and relatively LOW-MAITANENCE with a patio and the advantage of a timber frame building which is currently arranged as a HOME OFFICE with a further section that is utilised as a WORKSHOP/ STORAGE.

Conveniently positioned within easy reach of popular schooling establishments and nearby amenities within Ore, whilst also being within close proximity to bus routes that provide access around the town.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR
Opening into:

ENTRANCE HALL
Double glazed window to side aspect, wood laminate flooring, offering a practical space for taking off coats and shoes, door leading to:

LOUNGE
14'3 x 13' (4.34m x 3.96m)
Stairs rising to upper floor accommodation, practical under stairs storage space, wood laminate flooring, double radiator, fireplace with wooden mantle and open chimney, coving to ceiling, double glazed window to front aspect having pleasant views, door to:

KITCHEN-DINER
14'3 x 10'3 (4.34m x 3.12m)
Plus additional 6'9 x 6'3.
Double glazed windows to rear aspect with views onto the garden, double glazed door opening to garden, double radiator, under stairs storage cupboard, tiled flooring, part tiled walls, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, five ring hob with double oven below, space for American style fridge freezer, tumble dryer, space and plumbing for washing machine, inset drainer-sink unit with mixer tap, ample space for dining table.

FIRST FLOOR LANDING
Loft hatch providing access to loft space, double glazed window to side aspect, doors opening to:

BEDROOM
11'5 x 9' (3.48m x 2.74m)
Radiator, double glazed window to front aspect with pleasant views.

BEDROOM
11'10 x 10' (3.61m x 3.05m)
Radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM
7'7 x 6' (2.31m x 1.83m)
Wood laminate flooring, dado rail, radiator, double glazed window to front aspect enjoying a pleasant outlook.

SHOWER ROOM
Newly fitted walk-in shower, wash hand basin, low level dual flush wc, chrome heated towel rail, double glazed window to rear aspect.

OUTSIDE - FRONT
Occupying a slightly elevated position set back from the road with steps up to the front door, driveway providing off road parking, lawned front garden.

REAR GARDEN
Gated side access to the front of the property, gated access to Frederick Road. Landscaped and considered low-maintenance with patio areas ideal for seating and entertaining, pond, wooden pergola, fenced boundaries and exterior power points.

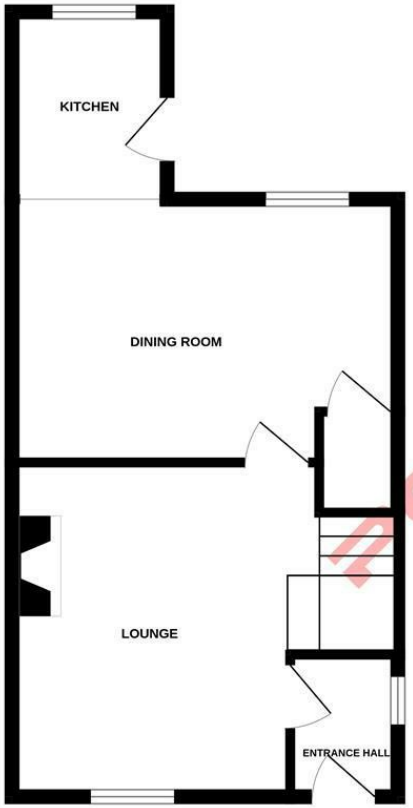
GARDEN STUDIO
9'8 x 9'3 (2.95m x 2.82m)
Timber framed and insulated with power and lighting, double glazed French doors to garden. Currently used as a home office. There are further wooden French doors leading to

WORKSHOP/ STORAGE AREA
9'9 x 9'2 (2.97m x 2.79m)
Workbench, power and light, window to side aspect.

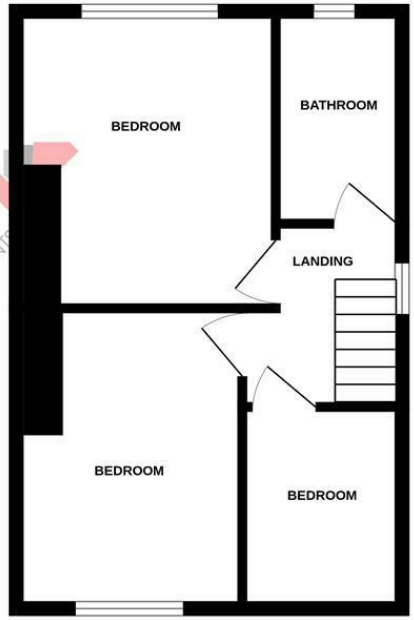
Council Tax Band: B

blond

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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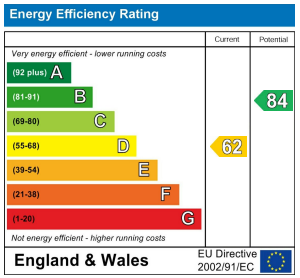

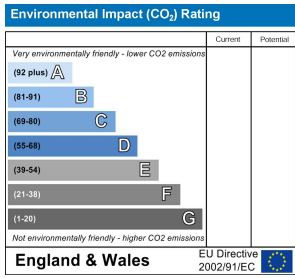

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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