



ESTATE AGENTS

99, Athelstan Road, Hastings, TN35 5JF

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

Price £289,950

PCM Estate Agents welcome to the market an exciting opportunity to acquire this BAY FRONTED TWO DOUBLE BEDROOM OLDER STYLE TERRACED HOUSE, conveniently located on this incredibly sought-after road within Clive Vale, with OFF ROAD PARKING to the rear, gas central heating, double glazing and a LOVELY GARDEN.

Accommodation is arranged over two floors comprising a vestibule leading to entrance hall, BAY FRONTED LIVING ROOM with WOOD BUNER, open plan MODERN KITCHEN-DINING ROOM, ground floor MODERN BATHROOM, upstairs landing and TWO DOUBLE BEDROOMS. The garden is laid to lawn with a patio, shrubs and outbuilding, offering ample outdoor space to eat al-fresco and entertain, or for families with children.

Conveniently positioned within easy reach of popular schooling establishments, and within just a short stroll of Hastings historic Old Town. Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

With pattern glass to:

VESTIBULE

Wall mounted consumer unit for electrics, tiled flooring, wooden partially glazed door opening to:

ENTRANCE HALL

Radiator, stairs rising to upper floor accommodation, doors opening to:

LIVING ROOM

13' into bay x 11'2 (3.96m into bay x 3.40m)

Built in cabinetry to chimney breast, fireplace with stone hearth and inset wood burning stove, television and telephone points, double glazed bay window to front aspect.

KITCHEN-DINING ROOM

13'8 x 10'9 (4.17m x 3.28m)

Ample space for dining table, wood flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, inset sink with mixer tap, electric induction hob with oven below, space for tall fridge freezer, radiator, wooden stable style door opening onto the garden.

REAR LOBBY/ UTILITY

7' x 3'7 (2.13m x 1.09m)

Tiled flooring, space and plumbing for washing machine set beneath and worksurface, double glazed window to side aspect, door to:

BATHROOM

Panelled bath with mixer tap, shower with rain style shower head and hand-held shower attachment, dual flush low level wc, pedestal wash hand basin, tiled walls, tiled flooring, down lights, extractor for ventilation, two double glazed pattern glass windows to side aspect.

FIRST FLOOR LANDING

Loft hatch to loft space, doors to:

BEDROOM

15'1 x 11'3 (4.60m x 3.43m)

Exposed wooden floorboards, built in cupboard, double radiator, two double glazed windows to front aspect with views over Clive Vale and to the East Hill.

BEDROOM

15'1 x 10'9 (4.60m x 3.28m)

Built in cupboard, radiator, two double glazed windows to rear aspect with views onto the garden.

OUTSIDE - FRONT

The property occupies a slightly elevated position set back from the road with a few steps up to the front door, area of garden.

REAR GARDEN

Laid to lawn with a patio abutting the property, established plants and shrubs, outbuilding offering additional storage, hard-standing providing off road parking at the rear, accessed via a rear track. There is also a right of way access through the garden.



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	