



**37, Winchelsea Road, Hastings, TN35 4JT**

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**Price £215,000**

PCM Estate Agents are delighted to offer for sale this TWO BEDROOM, TWO RECEPTION ROOM, OLDER STYLE TERRACED HOUSE situated in the popular Ore Village region of Hastings. Within easy reach of local schooling and the many amenities that Ore Village has to offer, making it an IDEAL FAMILY HOME.

Accommodation is deceptively spacious and comprises an entrance hallway, lounge, SEPARATE DINING ROOM, kitchen and bathroom, whilst to the first floor are TWO BEDROOMS both of which area a GOOD SIZE in addition to a WC. To the rear of the property is a PRIVATE GARDEN considered FAMILY FRIENDLY.

Located in a sought-after Ore Village region of Hastings, viewing comes highly recommended via PCM Estate Agents for those looking for a SPACIOUS FAMILY HOME.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Spacious with stairs rising to the first floor accommodation, built in storage cupboard, radiator.

#### **LOUNGE**

14' max x 12'3 max (4.27m max x 3.73m max )

Double glazed bay window to front aspect, feature fire surround, radiator.

#### **DINING ROOM**

14'9 max x 9' max (4.50m max x 2.74m max)

Storage cupboard and airing cupboard built into recess, under stairs storage cupboard, two radiators, double glazed window to rear aspect.

#### **KITCHEN**

11'6 x 5'10 (3.51m x 1.78m)

Comprising a range of eye and base level units with worksurfaces over, space for gas cooker with extractor above, inset one & ½ bowl ceramic inset sink with mixer tap, space for fridge freezer, space for washing machine, column style radiator, double glazed window to side aspect, double glazed obscured door to side aspect leading out to the garden.

#### **BATHROOM**

Corner bath with mixer tap and shower attachment, wash hand basin, chrome ladder style radiator, part tiled walls, double glazed obscured window to rear aspect.

#### **FIRST FLOOR LANDING**

Leading to:

#### **WC**

Dual flush wc, wash hand basin with storage below, chrome ladder style radiator, double glazed obscured window to rear aspect.

#### **BEDROOM**

16'9 max x 12'6 max (5.11m max x 3.81m max)

Built in wardrobe with sliding mirrored doors, radiator, two double glazed windows to front aspect.

#### **BEDROOM**

12'1 max x 8'2 max (3.68m max x 2.49m max)

Built in wardrobe with sliding mirrored doors, radiator, double glazed window to rear aspect.

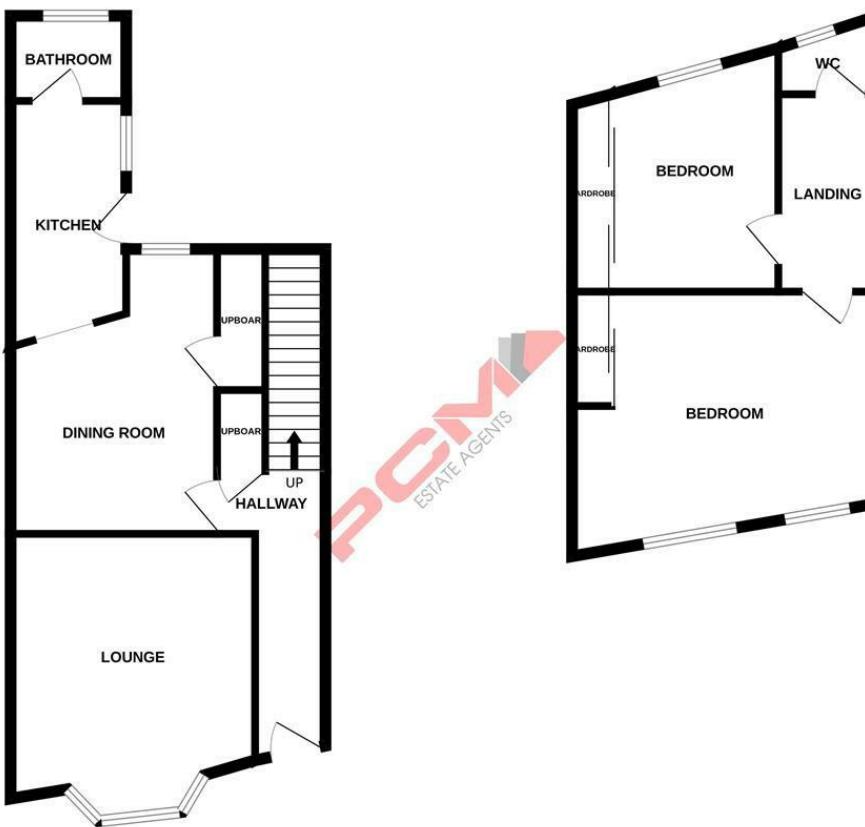
#### **REAR GARDEN**

The property enjoys a private and secluded family friendly garden with patio area ideal for seating, a range of mature shrubs, enclosed fenced boundaries.

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 fixtures and fittings 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		47
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			