







PCM
ESTATE AGENTS

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Price £250,000

** CASH BUYERS ONLY **

PCM Estate Agents are delighted to present to the market an exciting opportunity to secure this GRADE II LISTED TWO BEDROOM CHARACTER HOME, ideally situated in the heart of historic Hastings Old Town and offering huge potential for modernisation.

The accommodation comprises an entrance hall, a SPACIOUS LOUNGE-DINER, separate kitchen, DOWNSTAIRS WC, and access to a COURTYARD GARDEN, perfect for enjoying summer evenings. To the first floor there are TWO DOUBLE BEDROOMS and a bathroom.

Although the property is IN NEED OF MODERNISATION, it occupies a PRIME OLD TOWN POSITION within walking distance of the Old Town's amenities, seafront, and local attractions, making it an ideal purchase for anyone looking to renovate a characterful home in a highly sought-after location.

This house must be viewed to fully appreciate the position, convenience, and versatile space on offer. Please call the owners agents now to book your viewing.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE PORCH
Further door opening to:

ENTRANCE HALL
Stairs rising to the first floor landing, under stairs storage cupboard housing the electric consumer unit, doors to;

DINING ROOM
11'6 x 11'2 (3.51m x 3.40m)
Brick feature fireplace and surround, storage cupboard into alcove, single glazed window to rear aspect overlooking the courtyard garden, sliding door opening to:

LOUNGE
13'5 x 11'2 (4.09m x 3.40m)
Gas fireplace with brick surround, single glazed window to front aspect.

KITCHEN
9'4 x 8'2 (2.84m x 2.49m)
Inset sink with hot water tap, under counter cupboard, space for freestanding gas cooker, gas point, dual aspect with single glazed window and single glazed door opening to the courtyard garden, further door to:

DOWNSTAIRS WC
Part tiled walls, wc, single glazed window to side aspect.

FIRST FLOOR LANDING
Single glazed window to rear aspect, doors to:

BEDROOM
12'2 x 10'6 (3.71m x 3.20m)
Built in cupboards, single glazed window to rear aspect providing a pleasant view over nearby rooftops of the Old Town.

BEDROOM
11'6 x 10'1 (3.51m x 3.07m)
Built in cupboard space, single glazed window to front aspect.

FAMILY BATHROOM
Bath with mixer tap and shower attachment, wash hand basin, part tiled walls, airing cupboard housing the water tank with shelving above, frosted single glazed window to front aspect.

OUTSIDE - REAR
Private courtyard garden, perfect for outdoor dining and entertaining.

Council Tax Band: C

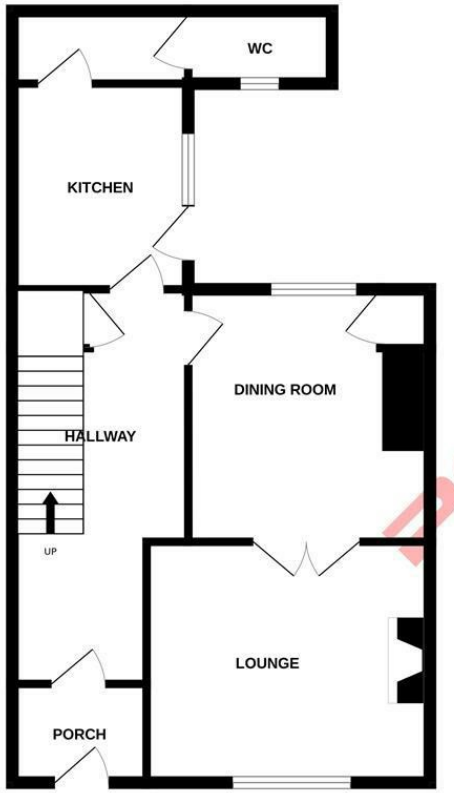




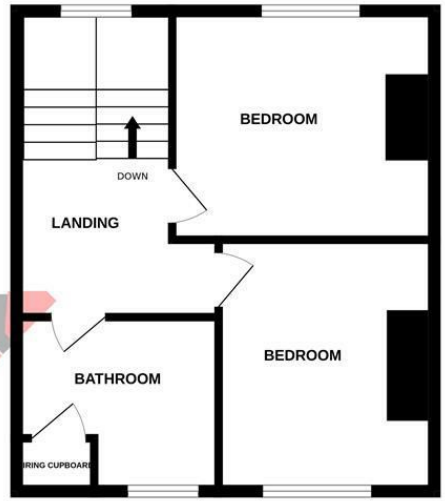




GROUND FLOOR

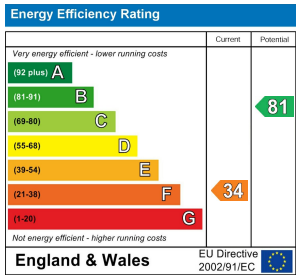


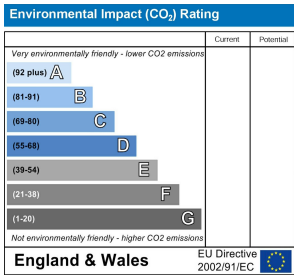
1ST FLOOR



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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.