



ESTATE AGENTS

**22, Offa Road, Hastings, TN35 5HR**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £225,000**

PCM Estate Agents are delighted to offer for sale this THREE BEDROOM END OF TERRACED HOUSE, located within a quiet and sought-after road in the popular Ore Village area of Hastings. REQUIRING SOME MODERNISATION, this property represents an excellent opportunity for buyers seeking a home to improve or a rewarding refurbishment project. Offered to the market CHAIN FREE.

The spacious accommodation comprises an entrance hallway, LOUNGE-DINING ROOM, kitchen, lean-to providing access to the rear garden, first floor landing, THREE BEDROOMS and a family bathroom. Externally, the property benefits from a PRIVATE REAR GARDEN enjoying a sunny aspect, making it ideal for outdoor relaxation and entertaining.

Situated close to local amenities, transport links, and schools. please call now to arrange your viewing and avoid disappointment.

### **DOUBLE GLAZED FRONT DOOR**

Opening into:

### **ENTRANCE HALL**

Ample space for coat and shoe storage, under stairs storage cupboard, wall mounted thermostat, radiator, door opening to:

### **LOUNGE-DINER**

22'4 max into bay x 10'5 (6.81m max into bay x 3.18m )

Dual aspect with double glazed bay window to front aspect and single glazed window opening to the lean to, radiators, open shelf storage, opening onto:

### **KITCHEN**

In need of modernisation but comprising a range of eye and base level units, space and plumbing for washing machine, space and plumbing for dishwasher, space for cooker, inset stainless steel sink with mixer tap, wall mounted boiler, door opening to:

### **LEAN TO**

Single glazed windows to side aspect with steps down leading to a personal door providing access to the garden.

### **FIRST FLOOR LANDING**

Radiator, over stairs storage cupboard with shelving, loft hatch.

### **BEDROOM**

10'5 x 9'6 (3.18m x 2.90m)

Radiator, double glazed window to front aspect providing views towards Beachy Head.

### **BEDROOM**

11'1 x 9'6 (3.38m x 2.90m)

Radiator, double glazed window to rear aspect providing views over the garden and surrounding rooftops.

### **BEDROOM**

6'8 x 6' (2.03m x 1.83m)

Radiator, double glazed window to rear aspect providing pleasant views over the garden and over rooftops.

### **BATHROOM**

Panelled bath with mixer tap and shower attachment over, low level dual flush wc, wash hand basin with mixer tap and storage beneath, vanity mirror, radiator, frosted double glazed window to front aspect.

### **OUTSIDE - FRONT**

In need of cultivation but mainly laid to lawn, providing ample space for raised beds and growing fruit and vegetables.

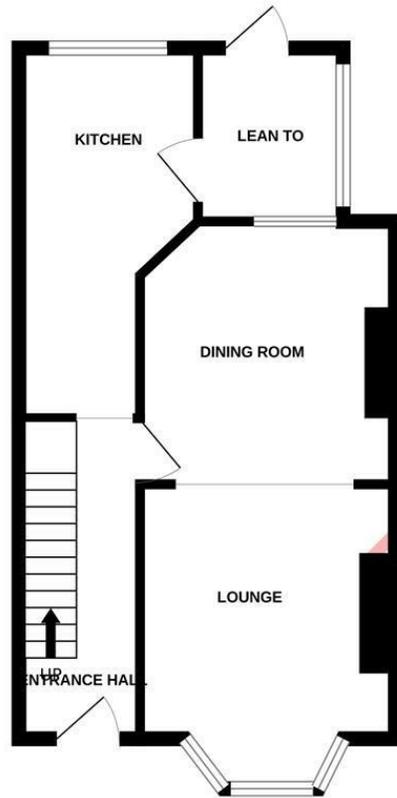
### **REAR GARDEN**

Mainly laid to lawn, with a range of mature trees and shrubs, fenced boundaries, side access to the front of the property.

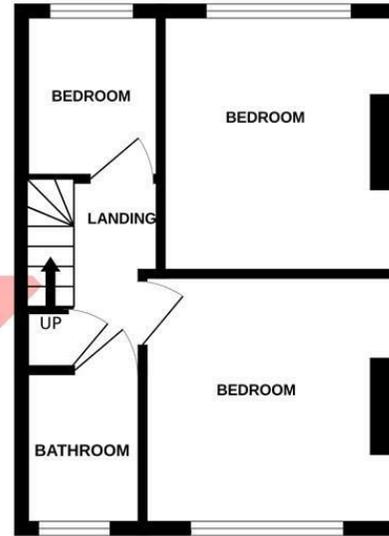
Council Tax Band: B



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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.