PCM
ESTATE AGENTS

# 7, Alpine Road, Hastings, TN34 3JP

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**Price £250,000**

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE TWO DOUBLE BEDROOM OLDER STYLE TERRACED HOUSE, conveniently positioned on the West Hill, within easy reach of Hastings historic Old Town and the open green spaces of the West Hill itself with its panoramic views.

Accommodation is arranged over two floors comprising an entrance hall, LOUNGE with WOOD BURNING STOVE, separate KITCHEN-DINER, downstairs bathroom, upstairs landing and TWO DOUBLE BEDROOMS. There are modern comforts including double glazed windows and gas heating where stated. The property is in need of modernisation but has undergone improvements by the current owners and offers the perfect opportunity for the new owner to put their own personality into and add value.

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

**DOUBLE GLAZED FRONT DOOR**
Opening into:

**ENTRANCE HALL**
Engineered oak flooring, radiator, stairs rising to upper floor accommodation, doors opening to:

**LIVING ROOM**
14'1 x 10'4 (4.29m x 3.15m)
Continuation of the engineered oak flooring, exposed brick fireplace with stone hearth and inset wood burning stove, under stairs recess area, nook providing study area, double glazed window to front aspect.

**KITCHEN-DINING ROOM**
13'4 x 10'9 (4.06m x 3.28m )
Continuation of the engineered oak flooring, ample space for dining table, space for cooker, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, Belfast ceramic sink with mixer tap, down lights, window to rear aspect with views over the courtyard style garden, door to rear providing access to:

**REAR LOBBY**
Double glazed door opening to the courtyard garden, door providing access to:

**DOWNSTAIRS BATHROOM**
Pedestal wash hand basin, low level wc, panelled bath, shower enclosure with tray (no shower fitted) radiator, storage cupboard housing the wall mounted boiler, part tiled walls, window to side aspect.

**FIRST FLOOR LANDING**
Loft hatch, doors to:

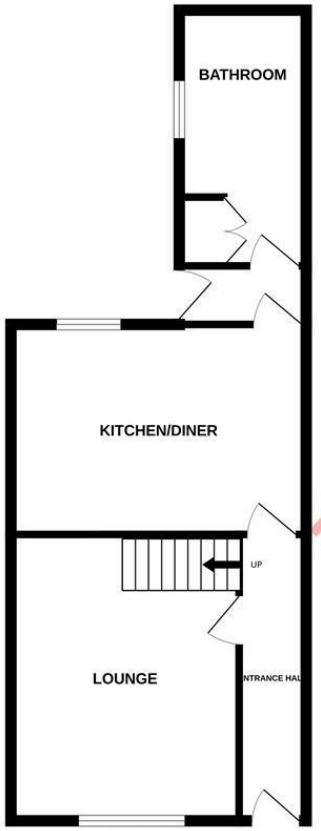
**BEDROOM**
14'5 x 10'8 (4.39m x 3.25m)
Exposed wooden floorboards, radiator, cupboard over stairs, double glazed window to front aspect.

**BEDROOM**
13'7 x 10'6 (4.14m x 3.20m)
Exposed wooden floorboards, fireplace, picture rail, radiator, double glazed window to rear aspect.

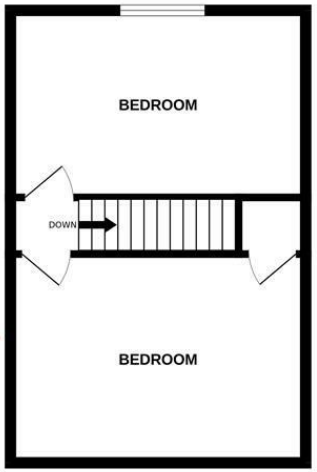
**COURTYARD GARDEN**
Providing space for bistro style table and chairs.

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.
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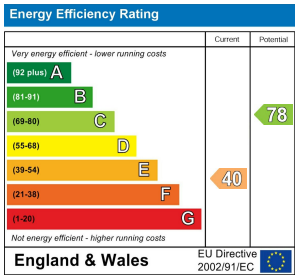


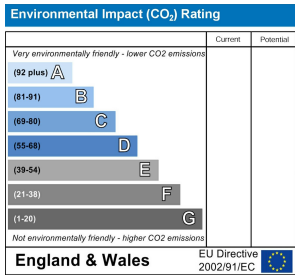


PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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