



ESTATE AGENTS

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Offers In Excess Of £230,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHARMING TWO BEDROOM TERRACED HOUSE, located on this sought-after road in Hastings, benefitting from a private and SECLUDED REAR GARDEN, with SEA VIEWS to the front aspect.

Accommodation is arranged over two floors comprising a lounge, KITCHEN-DINING ROOM leading to a downstairs bathroom, upstairs landing and TWO BEDROOMS, with the front bedroom benefitting from sea views. Externally the property has a PRIVATE AND SECLUDED REAR GARDEN with a range of mature trees and shrubs, leading to an area of decking, providing the perfect spot for outdoor dining and entertaining.

To fully appreciate all this home as to offer, please contact the owners agents to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

LOUNGE

12'5 x 10'4 (3.78m x 3.15m)

Radiator, electric feature fireplace with double glazed window to front aspect, opening to:

KITCHEN-DINING ROOM

18'2 x 12'5 narrowing to 6'6 (5.54m x 3.78m narrowing to 1.98m)

Modern and comprising a range of eye and base level units, space for electric range cooker with additional gas point behind and extractor fan above, space for freestanding tall fridge freezer, integrated washing machine, cupboard housing the wall mounted gas boiler, inset one & ½ bowl stainless steel sink with mixer tap, two under stairs storage cupboards, one with shelving and the other housing the gas meter, exposed wooden floorboards, chrome heated towel rail, stairs rising to the first floor landing, dual aspect with double glazed windows to the side and rear aspects, and double glazed door opening to the rear garden, door to:

BATHROOM

Panelled bath with mixer tap and separate shower attachment, low level dual flush wc, wash hand basin with mixer tap and storage below, chrome heated

towel rail, part tiled walls, tiled flooring, frosted double glazed window to rear aspect.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

12'5 x 10'5 (3.78m x 3.18m)

Two built in storage cupboards, radiator, feature fireplace with surround, double glazed window to front aspect providing sea glimpses.

BEDROOM

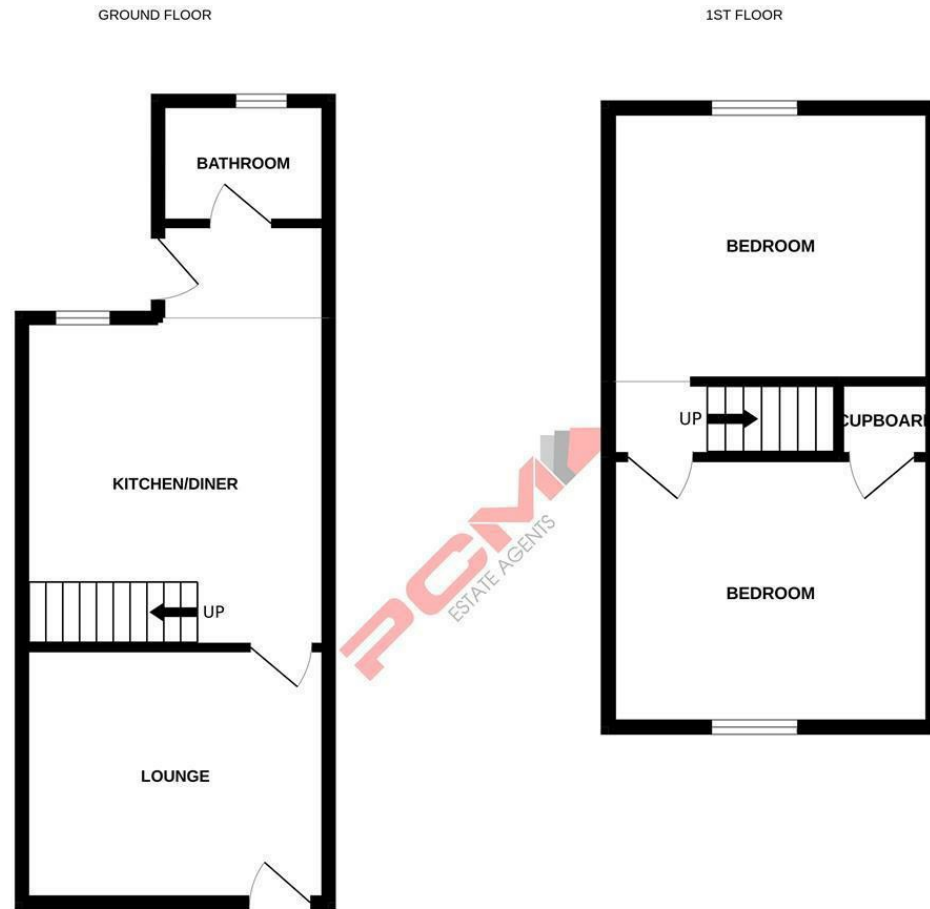
12'5 x 10'6 (3.78m x 3.20m)

Radiator, feature fireplace, double glazed window to rear aspect.

REAR GARDEN

Private and secluded, featuring a range of mature trees, shrubs and plants. There is a rear decked area providing an ideal space for dining and entertaining and also a neighbouring right of way across the property. There is also a small courtyard space that provides space for bistro style table and chairs.





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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