



ESTATE AGENTS

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Price £235,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this CHAIN FREE THREE BEDROOM END OF TERRACED HOUSE, conveniently positioned on the northern outskirts of Hastings, close to Hastings Country Park, amenities within Ore Village and schooling establishments.

The property offers accommodation arranged over two floors comprising a welcoming entrance hall with ample storage space, DOWNSTAIRS WC, SPACIOUS LIVING ROOM with access onto the garden and being OPEN PLAN to the KITCHEN, whilst upstairs there are THREE GOOD-SIZED BEDROOMS and a family bathroom. The property is in good order and offers modern comforts including gas fired central heating and double glazing.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation with storage cupboard beneath, under stairs recessed area, three large cupboards, solid oak flooring, radiator, doors to:

DOWNSTAIRS WC

Vanity enclosed wash hand basin with mixer tap, dual flush low level wc, part tiled walls, tiled flooring, wall mounted vanity unit, radiator, pattern glass window to front aspect.

LOUNGE-DINER

17'7 x 10'7 (5.36m x 3.23m)

Double glazed sliding patio doors to garden, double glazed window to rear aspect, two radiators, television point, open plan to:

KITCHEN

15'8 x 8'7 (4.78m x 2.62m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, return door to entrance hall, solid oak flooring, radiator, part tiled walls, double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch to loft space housing the combi boiler, solid oak flooring, radiator, cupboard, doors to:

BEDROOM

14'4 x 9'3 (4.37m x 2.82m)

Radiator, double glazed window to rear aspect.

BEDROOM

12'7 x 11'3 (3.84m x 3.43m)

Fitted wardrobes, radiator, double glazed window to front aspect.

BEDROOM

9'5 x 8'7 (2.87m x 2.62m)

Radiator, solid oak flooring, double glazed window to rear aspect.

BATHROOM

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap, panelled bath with mixer tap and shower over, down lights, double glazed window with pattern glass to front aspect.

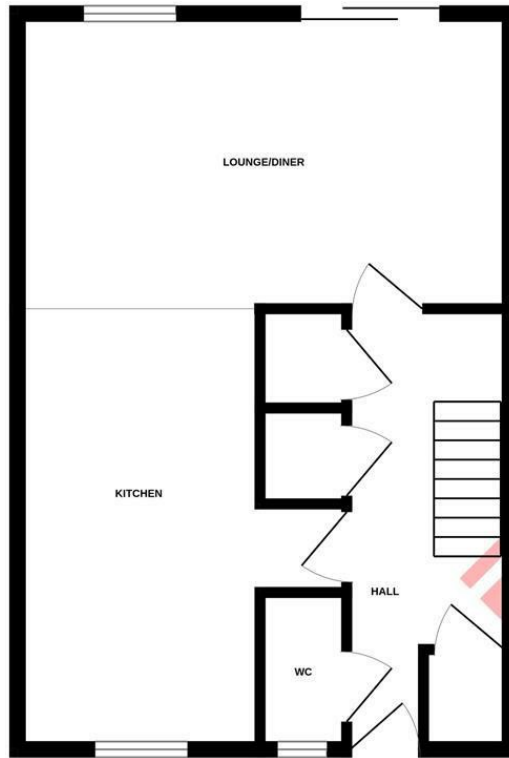
REAR GARDEN

Low maintenance and laid with a patio, fenced boundaries, wooden shed, raised planting beds and gated rear access.

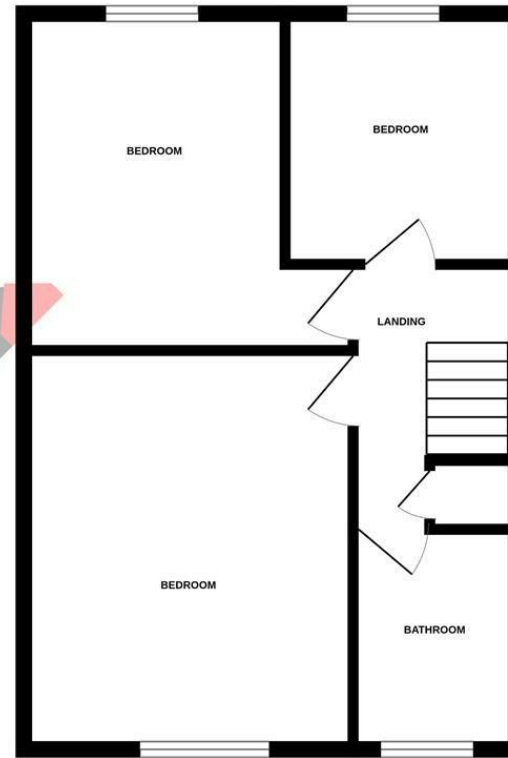
Council Tax Band: B



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.