



**PCMA**  
ESTATE AGENTS

**50, Manor Road, Hastings, TN34 3LL**

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**Offers In Excess Of £300,000**

A RECENTLY RENOVATED THREE BEDROOM, THREE STOREY, END OF TERRACE PERIOD HOME offered to the market CHAIN FREE. Located on a sought-after Hastings road within easy reach of Ore railway station, the West Hill and Hastings town centre.

The property offers spacious and versatile accommodation over THREE FLOORS being BEAUTIFULLY PRESENTED having recently been REFURBISHED with accommodation comprising an entrance hallway, lounge. BEDROOM/ STUDY, lower floor hall with MODERN KITCHEN & BATHROOM and a UTILITY CUPBOARD, first floor landing with TWO DOUBLE BEDROOMS. Externally the property enjoys a GENEROUS SIZED REAR GARDEN.

Conveniently located within easy reach of local schooling and considered an IDEAL FAMILY HOME, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE VESTIBULE**

Doorway leading to:

#### **HALLWAY**

Stairs to upper and lower floor accommodation, radiator, double glazed window to rear aspect.

#### **LOUNGE**

17'7 max x 11'2 max (5.36m max x 3.40m max )

Double glazed bay window to front aspect, radiator, door leading to:

#### **BEDROOM/ OFFICE**

9'1 max x 8'2 (2.77m max x 2.49m)

Double glazed window to rear aspect, radiator.

#### **LOWER LEVEL HALL**

Spacious with door providing access back onto street level, door to rear aspect, spacious under stairs storage area, radiator.

#### **KITCHEN**

14' max x 11'2 (4.27m max x 3.40m)

Newly installed and comprising a range of units with worksurfaces over, electric hob with oven below, integrated fridge freezer, slimline dishwasher, inset one & ½ bowl inset sink with mixer tap, radiator, double glazed windows to front aspect.

#### **UTILITY CUPBOARD**

Accessed from the lower hallway, cupboard with space and plumbing for washing machine.

#### **BATHROOM**

Recently installed modern suite comprising a walk in double shower with shower screen, panelled bat with mixer tap and shower attachment, dual flush wc, wash hand basin set into vanity unit with ample storage below and tiled splashback, chrome ladder style radiator, double glazed obscured window to rear aspect.

#### **FIRST FLOOR LANDING**

Loft hatch, double glazed window to rear aspect.

#### **BEDROOM**

14'10 x 11'8 (4.52m x 3.56m)

Two double glazed windows to front aspect, radiator.

#### **BEDROOM**

11'11 x 9'1 (3.63m x 2.77m)

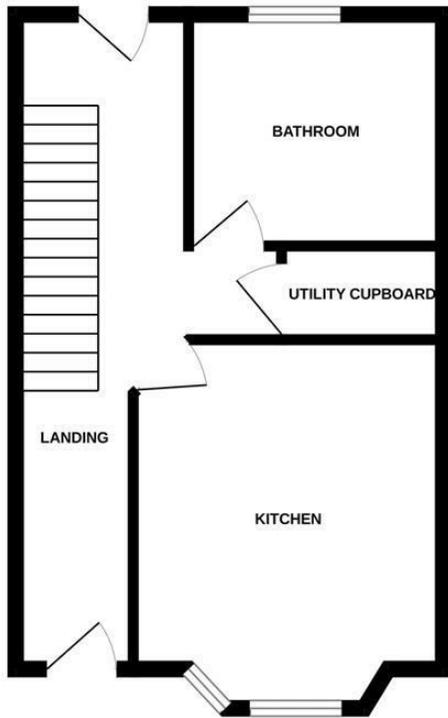
Double glazed window to rear aspect, radiator.

#### **REAR GARDEN**

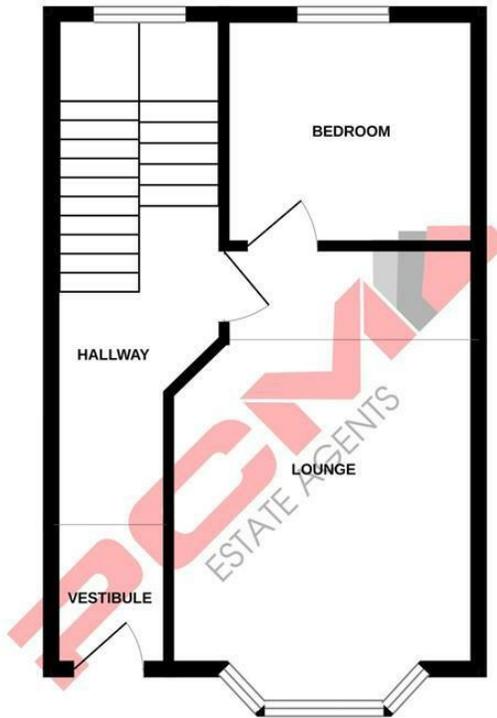
Generously sized with enclosed fenced and walled boundaries.



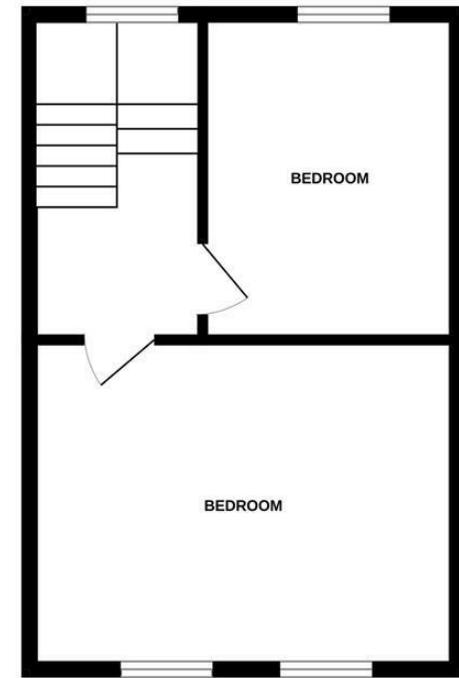
BASEMENT



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			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.