



ESTATE AGENTS

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Price £275,000

PCM Estate Agents are delighted to offer an opportunity to secure this BEAUTIFULLY PRESENTED THREE BEDROOM TERRACED HOUSE with a LOVELY GARDEN, located in the sought-after Ore Village region of Hastings.

Offering spacious accommodation comprising an entrance hallway, MODERN KITCHEN-DINER, separate lounge, first floor landing, THREE BEDROOMS and a LUXURY BATHROOM SUITE. The property has a well-presented LOW-MAINTENANCE GARDEN to the rear which enjoys a SUNNY ASPECT and is considered family friendly.

Situated within easy reach of amenities and local schooling, making this an IDEAL FAMILY HOME. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMPOSITE FRONT DOOR

Leading to;

ENTRANCE HALL

Stairs rising to first floor landing accommodation, radiator, wood laminate flooring, under stairs storage cupboard, door to;

LIVING ROOM

12'6" x 9'7" (3.81m x 2.92m)

Television point, radiator, double glazed window to front aspect.

KITCHEN-DINER

15'1" x 10'7" (4.60m x 3.23m)

Beautifully presented and modern comprising a range of eye and base level units with worksurfaces over, soft close hinges and matching upstands, four ring electric hob with extractor above and oven below, integrated appliances including washing machine and dishwasher, space for fridge freezer, under stairs cupboard, LED lighting, ample space for dining table and chairs, double glazed window and door to rear aspect overlooking and providing access to the rear garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space being partly boarded and insulated.

BEDROOM ONE

11'8" x 8'9" (3.56m x 2.67m)

Radiator, inset down lights, double glazed window to front aspect with partial sea view.

BEDROOM TWO

11'2" x 10'9" (3.40m x 3.28m)

Inset down lights, radiator, double glazed window to rear aspect having pleasant views over the garden.

BEDROOM THREE

6'8" x 5'0" (2.03m x 1.52m)

Radiator, inset down lights, double glazed window to front aspect.

BATHROOM

P shaped panelled bath with mixer tap and spa shower over bath having rain style shower head, hand-held shower attachment and further shower sprays, glass shower screen, pedestal wash hand basin with mixer tap, dual flush low level wc, inset down lights, tiled walls, tiled flooring, integrated speakers, double glazed obscured glass window to front aspect.

FRONT GARDEN

Terraced front garden laid with flagstone patio slabs, steps up to front door.

REAR GARDEN

Indian sandstone patio with steps up to area laid with artificial lawn, further stone patio, wooden shed, fenced boundaries.

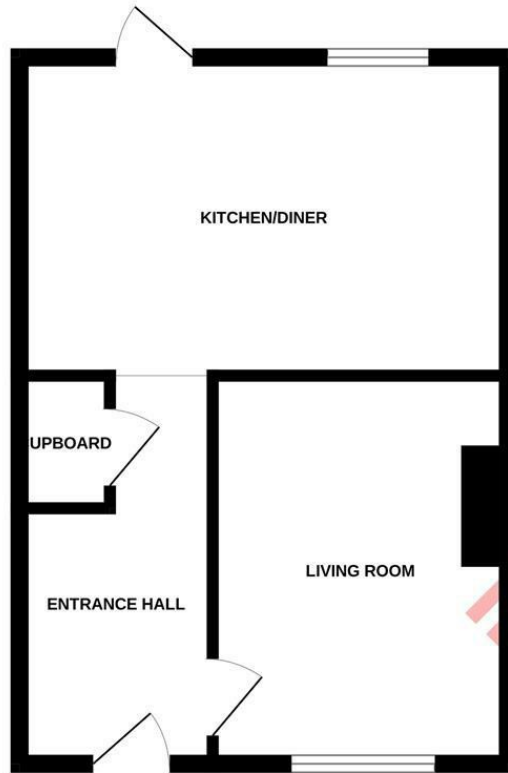
AGENTS NOTE

The vendor had advised that the property has the benefit of recently installed roof coverings.

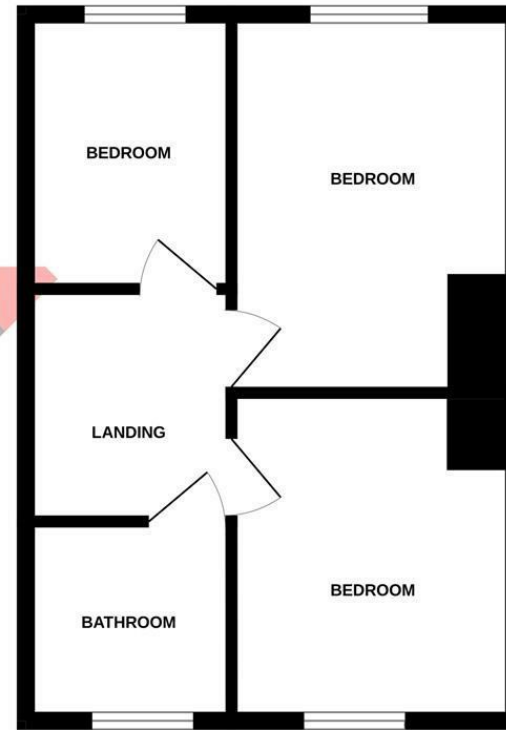
Council Tax Band: B



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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			
(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	