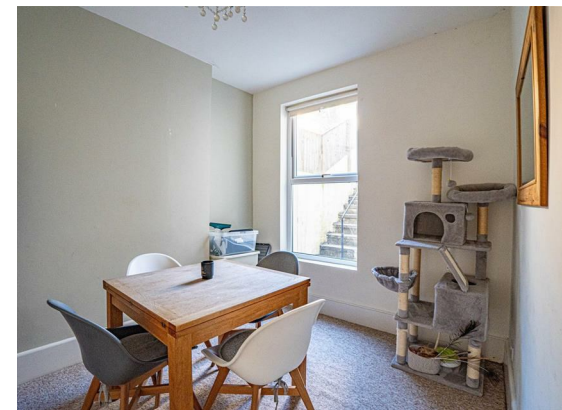
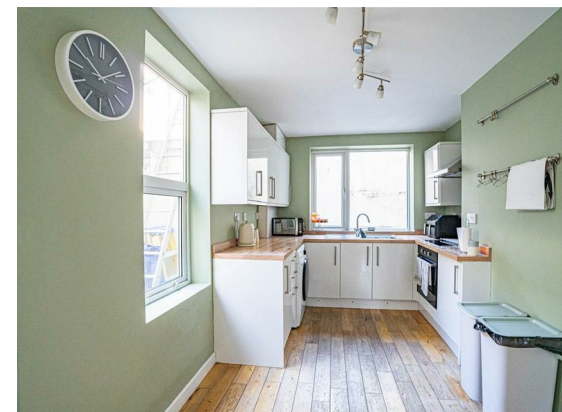




ESTATE AGENTS

173, Harold Road, Hastings, TN35 5NQ

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £300,000

PCM welcome to the market a rare chance to purchase this CHAIN FREE, THREE BEDROOM, VICTORIAN END-TERRACED FAMILY HOME, ideally positioned in Lower Clive Vale, just a short stroll from Hastings historic Old Town.

The property enjoys an ELEVATED POSITION with steps leading to the front door and a LOW-MAINTENANCE REAR GARDEN.

Offering well-proportioned accommodation across two floors and features gas central heating & double glazing. The well presented accommodation comprises an entrance hall, BAY FRONTED LOUNGE, separate DINING ROOM, KITCHEN-BREAKFAST ROOM and a DOWNSTAIRS WC. Upstairs the landing provides access to THREE BEDROOMS and a family bathroom.

Early viewing is highly recommended, please call the owners agents now to book your appointment and avoid disappointment.

WOODEN FRONT DOOR

Opening to:

VESTIBULE

High ceilings with cornicing, coconut matting, dado rail, further wooden partially glazed door to:

ENTRANCE HALL

Oak flooring, radiator stairs rising to upper floor accommodation, storage space, high ceiling with cornicing and Victorian detailing, doors to:

LIVING ROOM

15'3 into bay x 12'7 (4.65m into bay x 3.84m)

Continuation of the oak flooring, double radiator, television point, high ceiling, fireplace, double glazed bay window to front aspect.

DINING ROOM

11'6 x 10'2 (3.51m x 3.10m)

High ceiling, double radiator, double glazed window to rear aspect.

KITCHEN-BREAKFAST ROOM

14'4 x 9'1 (4.37m x 2.77m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, matching upstands, inset drainer-sink unit with mixer tap, Neff induction hob with oven below and fitted cooker hood over, space and plumbing

for washing machine, space for fridge freezer, ample space for breakfast table, double radiator, double glazed windows to rear and side elevations, double glazed door opening to side providing access to the garden.

DOWNSTAIRS WC

Low level wc, pedestal wash hand basin with tiled splashbacks, radiator, extractor for ventilation, oak flooring.

FIRST FLOOR LANDING

Split level with radiator, loft hatch, double radiator, single radiator, doors to:

BEDROOM

14'5 into bay x 10'1 (4.39m into bay x 3.07m)

Oak flooring, double radiator, high ceilings, double glazed bay window to front aspect having pleasant views over Clive Vale.

BEDROOM

11'4 x 10' (3.45m x 3.05m)

Oak flooring, double radiator, double glazed window to rear aspect with views over the garden.

BEDROOM

11'9 x 7'7 (3.58m x 2.31m)

Oak flooring, double radiator, high ceilings, double glazed window to rear aspect with views onto the garden.

WC

Dual flush low level wc, wall hung wash hand basin with tiled splashbacks, tiled flooring, double glazed pattern glass window to side aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, separate walk-in shower enclosure, vanity enclosed wash hand basin, dual flush low level wc, heated towel rail, tiled walls, tiled flooring, extractor for ventilation, double glazed window to front aspect.

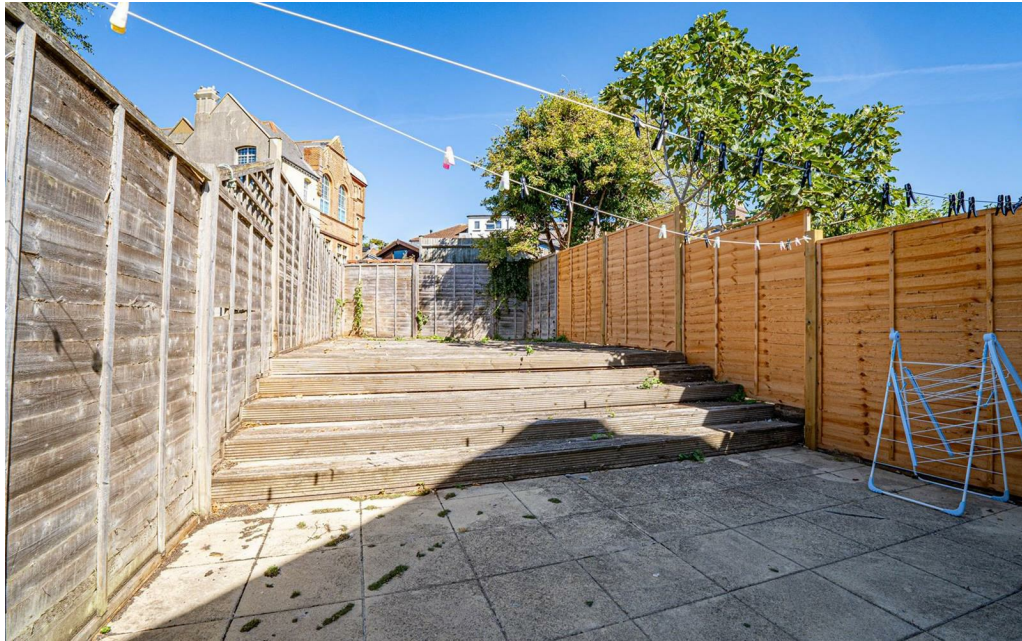
OUTSIDE - FRONT

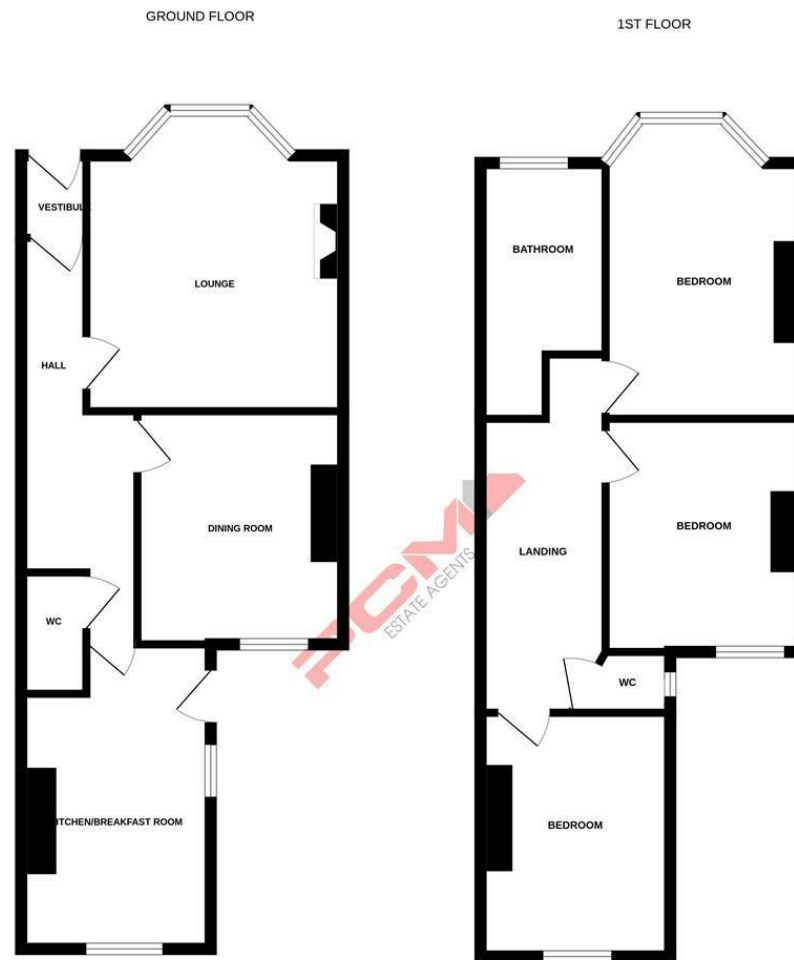
The property occupies an elevated position with steps and hand-rail up to the front door, terraced front garden.

REAR GARDEN

Lower courtyard garden which wraps around the side and rear of the property, access to an old outdoor wc, steps up to the main garden being hard-landscaped with patio slabs and decking, fenced boundaries, side access.

Council Tax Band: B





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		