



ESTATE AGENTS

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**Offers In Excess Of £250,000**



PCM Estate Agents are delighted to present to the market CHAIN FREE an opportunity to secure this VICTORIAN BAY FRONTED TERRACED TWO DOUBLE BEDROOM HOUSE, conveniently positioned on this incredibly sought-after road within Clive Vale.

Accommodation is arranged over two floors comprising a vestibule, entrance hall, LOUNGE with BAY WINDOW and FIREPLACE, DINING ROOM, kitchen, upstairs landing, TWO DOUBLE BEDROOMS and a LARGE BATHROOM. The property does benefit from having double glazed windows and gas fired central heating. To the rear of the property there is an ENCLOSED GARDEN, whilst to the front there is a driveway providing OFF ROAD PARKING.

Situated within a short stroll from Hastings historic Old Town, Hastings Country Park and a range of amenities located within Ore, including popular schooling establishments nearby.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Leading to:

#### **VESTIBULE**

Wood effect vinyl flooring, high ceilings with corning and dado rail, doorway leading to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, continuation of the wood effect vinyl flooring, radiator, large under stairs storage cupboard, wall mounted consumer unit for the electrics.

#### **LOUNGE**

13'8 into bay x 12'5 (4.17m into bay x 3.78m)

High ceilings with cornicing, ceiling rose, picture rail, combination of wall and ceilings lights, wood laminate flooring, radiator, television point, fireplace, double glazed bay window to front aspect.

#### **DINING ROOM**

10'6 x 9'4 (3.20m x 2.84m )

High ceiling, radiator, built in joinery to alcove of chimney breast with cupboard and shelving, double glazed window to rear aspect with views down the garden.

#### **KITCHEN**

11'2 x 7'2 (3.40m x 2.18m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset drainer-sink unit, part tiled walls, extractor fan for ventilation, space and plumbing for washing machine, space for tall fridge freezer, double glazed window and door to side aspect.

#### **FIRST FLOOR LANDING**

Split level with loft hatch providing access to loft space, doors to:

#### **BEDROOM**

15'5 max x 13'8 into bay narrowing to 11' (4.70m max x 4.17m into bay narrowing to 3.35m)

Radiator, double glazed bay window to front aspect.

#### **BEDROOM**

10'6 x 10' (3.20m x 3.05m)

Radiator, double glazed window to rear aspect.

#### **BATHROOM**

11'7 x 7'5 (3.53m x 2.26m)

Panelled bat with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, low level wc, radiator, wall mounted boiler, single glazed wooden framed window to side aspect, double glazed window with obscured glass to rear aspect.

#### **OUTSIDE - FRONT**

Driveway providing off road parking, pathway to front door, walled boundaries.

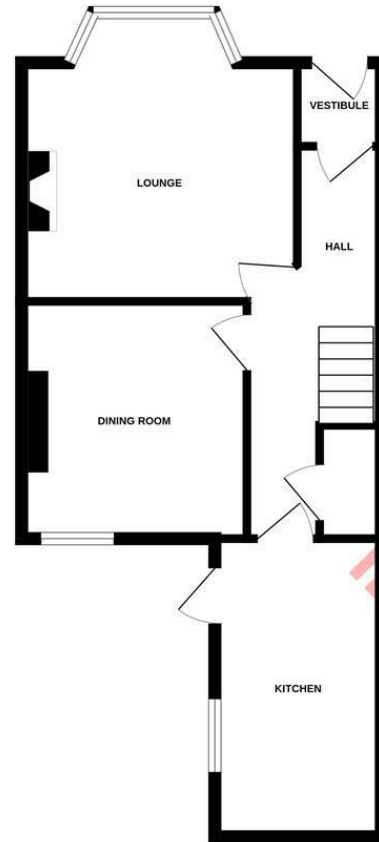
#### **REAR GARDEN**

Enclosed with a concrete patio abutting the property, gated right of way for neighbouring property, section of garden which needs to be laid with turf or grass seeded. The garden is private but does also have a right of neighbouring properties.





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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