



ESTATE AGENTS

180, Harold Road, Hastings, TN35 5NG

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Price £250,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE, END OF TERRACED THREE STOREY TWO BEDROOM HOUSE with a GOOD SIZED GARDEN and PLEASANT VIEWS over the reservoir to the rear. The property is IN NEED OF REFURBISHMENT and occupies a prime position on this sought-after road within the Clive Vale region of Hastings.

Accommodation is arranged over three floors comprising a ground floor DUAL ASPECT OPEN PLAN RECEPTION ROOM, lower floor with KITCHEN-DINING ROOM and bathroom, whilst to the first floor there are TWO BEDROOMS one of which having an EN-SUITE SHOWER ROOM.

Viewing comes highly recommended, if you are seeking an opportunity to refurbish a home in the area please call the owners agents now to book your viewing.

PRIVATE FRONT DOOR

Leading to:

LIVING ROOM

13'10 x 12'6 plus bays (4.22m x 3.81m plus bays)

Bay windows to front aspect, open plan to:

RECEPTION ROOM

11'9 plus bay x 10'11 (3.58m plus bay x 3.33m)

Double glazed bay window to rear aspect enjoying a pleasant outlook over the reservoir, stairs to upper and lower floor accommodation.

LOWER FLOOR HALL

Leading to:

KITCHEN-DINER

23'8 x 12'1 max (7.21m x 3.68m max)

Spacious and currently featuring some base level units with worksurfaces over, under stairs storage cupboard, radiator, door leading to:

REAR LOBBY

Wall mounted gas fired boiler, double glazed door to side aspect leading out to the garden, door to:

BATHROOM

6'4 x 6'2 (1.93m x 1.88m)

Panelled bath with mixer tap, dual flush wc, wash hand basin, double glazed obscured window to rear aspect.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

15'1 max x 13'11 (4.60m max x 4.24m)

Bay window to front aspect, radiator.

BEDROOM

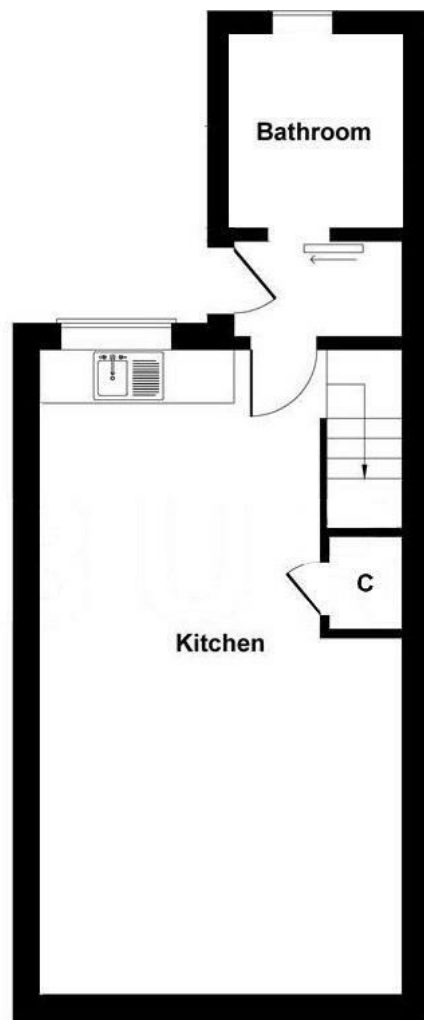
12'2 x 10'9 (3.71m x 3.28m)

Double glazed window to rear aspect enjoying fantastic views over the reservoir, radiator, open plan to an en-suite area currently featuring a shower, wc and wash hand basin.

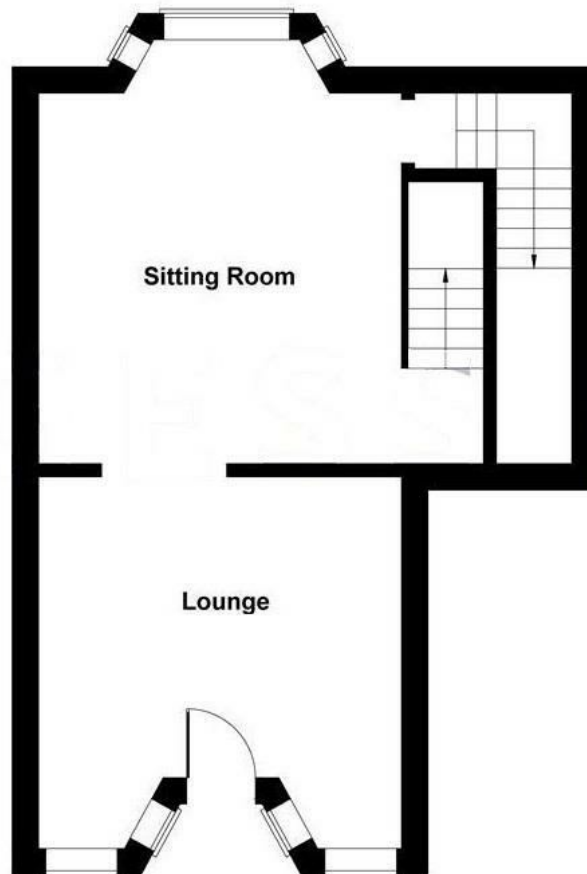
REAR GARDEN

The property benefits from a generous sized garden, currently in need of cultivation and offering lots of potential to improve, backing onto the reservoir.

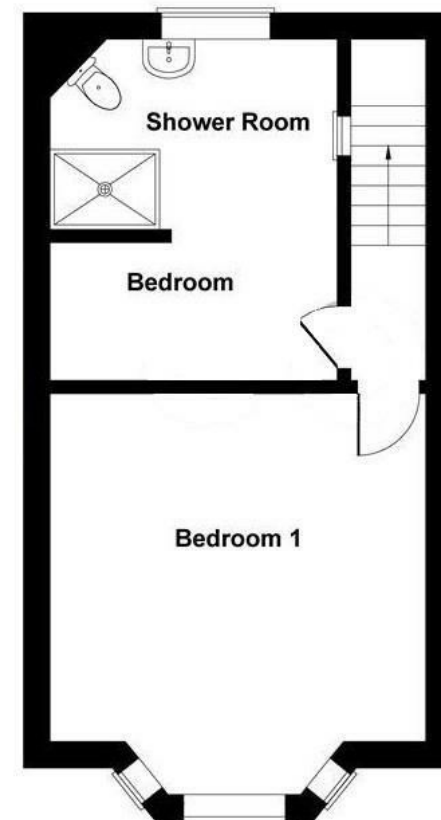




LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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		