PCM
ESTATE AGENTS

252, Harold Road, Hastings, TN35 5NG

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

Price £350,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this END OF TERRACED OLDER STYLE THREE STOREY THREE BEDROOM HOUSE with OFF ROAD PARKING, offering exceptionally well-presented and well thought out accommodation, positioned on a sought-after road within CLIVE VALE.

Accommodation is arranged over three floors, to the ground floor there is a welcoming vestibule leading to the main entrance hall, a SPACIOUS LIVING ROOM and an OPTIONAL THIRD BEDROOM/ RECEPTION ROOM. To the lower floor there is an IMPRESSIVE OPEN PLAN KITCHEN-DINING ROOM, a practical UTILITY SPACE and a CLOAKROOM, whilst to the first floor there are TWO GOOD SIZED DOUBLE BEDROOMS and a LOVELY BATHROOM.

This OLDER STYLE HOME offers CHARACTER as well as modern comforts including gas fired central heating, double glazing and UNDERFLOOR HEATING to the dining area, which extends to the utility space and the cloakroom.

The REAR GARDEN is a lovely feature and is arranged over three levels, being relatively LOW-MAINTENANCE with an area of lawn and two decked patios. There is also a SUMMER HOUSE incorporating a storage shed to the side. To the front of the property, there is OFF ROAD PARKING.

Situated within easy reach of the historic Hastings Old Town and the convenience of the amenities within Ore Village, as well as Hastings Country Park.

Viewing comes highly recommended, please contact the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR
Opening to:

WELCOMING VESTIBULE
Partially panelled walls with space to hang coats, coconut matting, further wooden partially glazed door to:

ENTRANCE HALL
Radiator, stairs to upper and lower floor accommodation, double glazed window to rear aspect, door to:

LOUNGE
1'4 into bay x 11'5 (0.41m into bay x 3.48m)
Well-decorated with high ceilings, recessed shelving, radiator, fireplace with inset gas living flame fire, wooden mantle and stone hearth, television point, double glazed bay window to front aspect.

RECEPTION ROOM/ OPTIONAL BEDROOM
16'6 into bay x 9'4 (5.03m into bay x 2.84m)
Coving to ceiling, radiator, double glazed bay window to rear aspect enjoying a pleasant outlook over the garden and a leafy outlook beyond.

LOWER FLOOR
Leading to:

KITCHEN
15'1" x 13'6" (4.62m x 4.14m)
Exposed wooden floorboards, down lights, high ceiling, fitted with a range of base level cupboards and drawers with worksurfaces over, tiled splashbacks, ceramic induction hob, inset resin one & ½ bowl drainer-sink with mixer tap, space and plumbing for dishwasher, space for American style fridge freezer, waist level combination grill and oven, two double glazed windows to rear aspect enjoying a pleasant outlook into the garden, plinth heater, double glazed door to side aspect opening to the garden, open plan to:

DINING ROOM
15'5 x 10'4 (4.70m x 3.15m)
Tiled flooring with underfloor heating, down lights, two feature pendant lights over the dining table, built in storage, consumer unit for the electrics, extractor for ventilation, wall mounted cupboard concealed boiler, sliding door to:

UTILITY CUPBOARD
Space and plumbing for washing machine, offering a practical storage space, tiled flooring with underfloor heating, sliding door to:

CLOAKROOM
Low level wc, wall mounted wash hand basin with tiled splashbacks and chrome mixer tap, continuation of the tiled flooring with underfloor heating.

FIRST FLOOR LANDING
Loft hatch, coving to ceiling, double glazed window to rear aspect enjoying a leafy outlook.

BEDROOM
15'8 into bay x 13' (4.78m into bay x 3.96m)
Fitted wardrobes, radiator, coving to ceiling, double glazed bay window to front aspect.

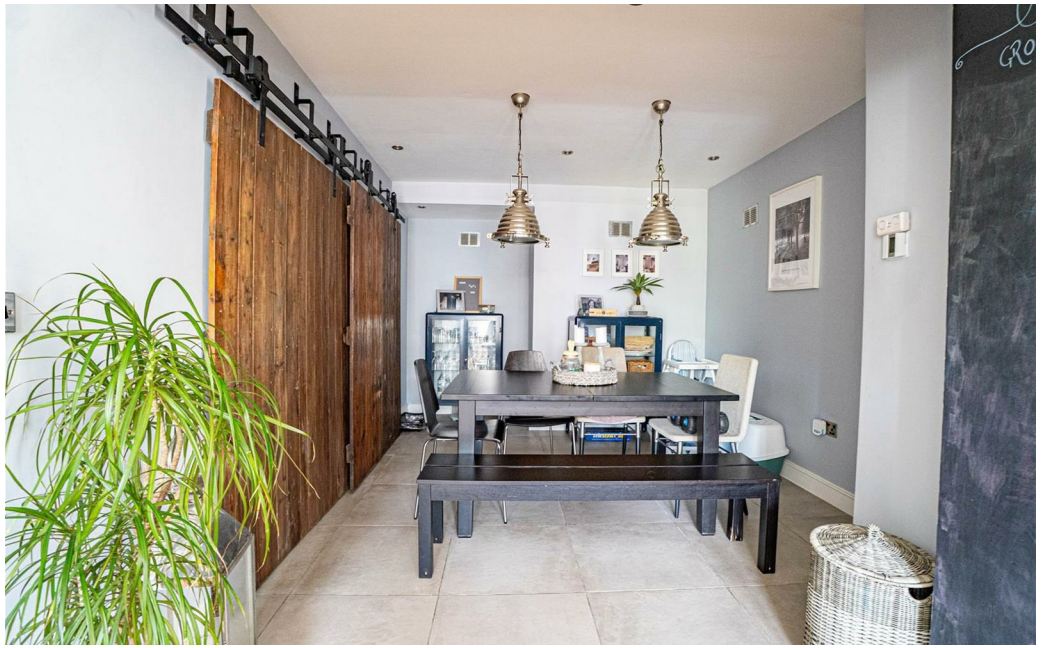
BEDROOM
11'8 x 9'3 (3.56m x 2.82m)
Coving to ceiling, picture rail, radiator, double glazed bay window to rear aspect enjoying a lovely leafy outlook.

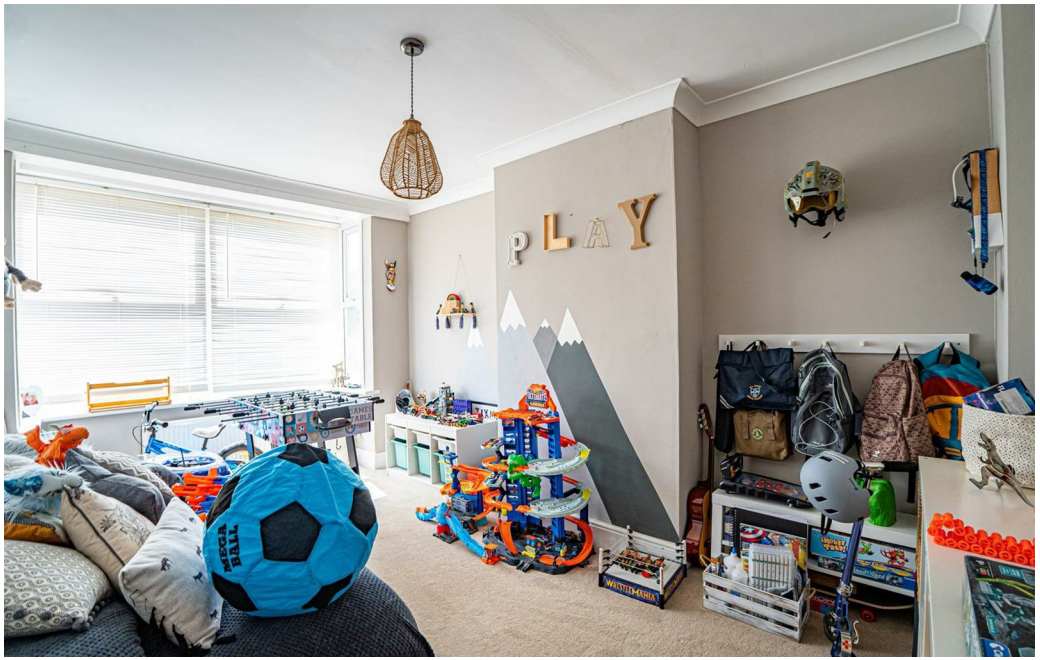
BATHROOM
Bath with mixer tap and shower attachment, further shower ver bath with rain style shower head and glass shower screen, wall mounted vanity enclosed wash hand basin with mixer tap, dual flush low level wc, tiled walls, tiled flooring, heated towel rail, down lights, extractor for ventilation.

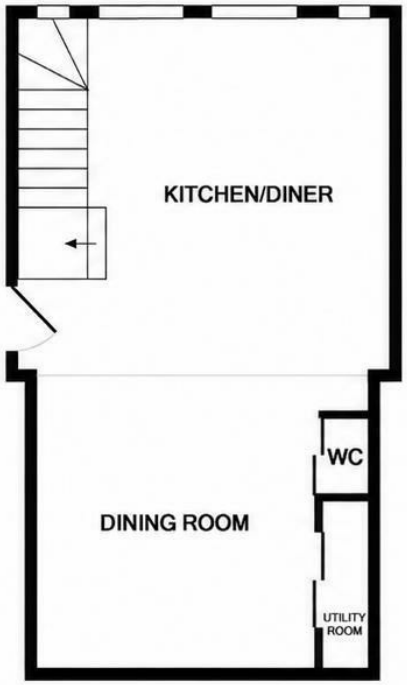
OUTSIDE - FRONT
Driveway providing off road parking.

REAR GARDEN
Relatively low-maintenance with a decked patio abutting the property, wooden steps down to a section of lawn with a further decked patio beyond and a lovely summer house with additional storage space. There are fenced boundaries, a neighbouring right of way, outside water tap and power point. To the side, there are steps leading back up to the driveway.

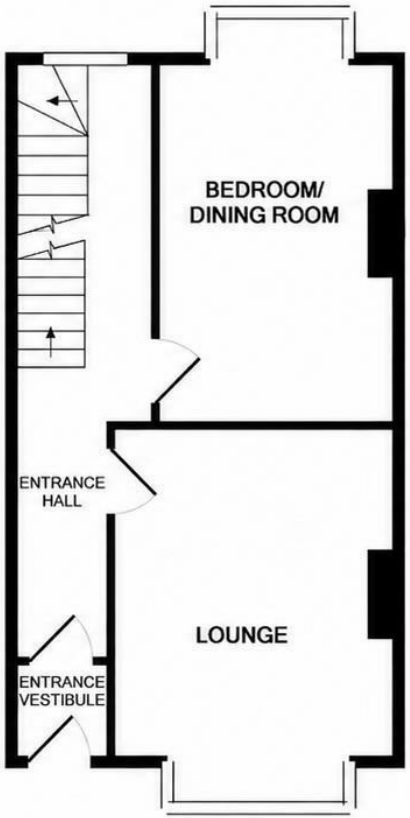
Council Tax Band: B



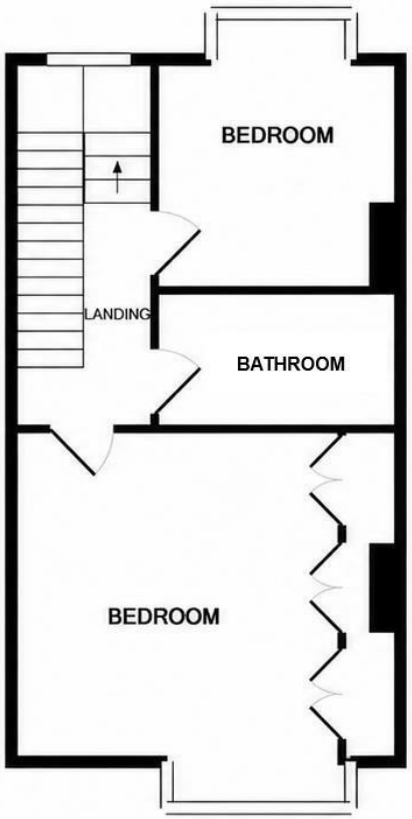

PLAY



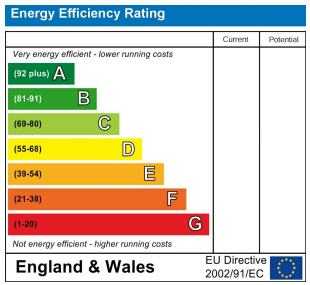
GARDEN FLOOR

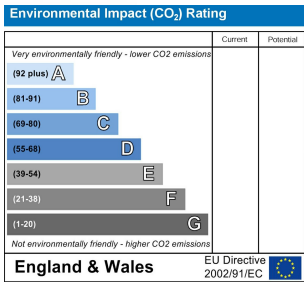


GROUND FLOOR



1ST 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.