



**47, Oakfield Road, Hastings, TN35 5AX**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Price £219,995**

PCM Estate Agents are delighted to present to the market an opportunity to secure this MID TERRACED THREE BEDROOM HOUSE, conveniently located on this sought-after street within Hastings, close to local amenities within Ore and within easy reach of a number of schooling establishments and railway station.

The property benefits from modern comforts including gas fired central heating and double glazing. Inside, the accommodation comprises an entrance hall, living room, SEPARATE DINING ROOM opening to the KITCHEN and a SHOWER ROOM, whilst upstairs there are TWO DOUBLE BEDROOMS and a further SINGLE BEDROOM. The property benefits from PLEASANT TOWNSCAPE VIEWS and greenery. The GARDEN is of a GOOD SIZE and mainly laid to lawn with a separate raised area.

Please call the owners agents now to book your viewing and avoid disappointment.

#### **UPVC DOUBLE GLAZED DOOR**

With frosted window, leading to:

#### **HALLWAY**

Laminate flooring, radiator, understairs storage cupboard, double glazed frosted window to side aspect, opening to dining room and doors to:

#### **LOUNGE**

10'9 x 9'9 (3.28m x 2.97m)

Laminate flooring, radiator, media wall, inset storage, coving to ceiling, high skirting board, large double glazed window to front aspect.

#### **SHOWER ROOM**

8'9 x 4'4 (2.67m x 1.32m)

Walk in shower, pedestal wash hand basin, wc, tiled flooring, tiled surround, heated towel rail, extractor fan, frosted double glazed window to side aspect.

#### **DINING ROOM**

7'4 x 7'2 max (2.24m x 2.18m max )

Vinyl flooring, radiator, coving to ceiling, space for fridge freezer, space for dining table and chairs, archway to:

#### **KITCHEN**

8'1 x 7'8 (2.46m x 2.34m)

Fitted with a range of eye and base level cupboards, space and plumbing for washing machine and tumble dryer, space for cooker, vinyl flooring, part tiled walls, boiler, double glazed window to rear overlooking the garden and enjoying a green outlook, double glazed door providing access to the rear garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space.

#### **BEDROOM**

11'5 max x 11' max (3.48m max x 3.35m max )

Large double glazed window to front aspect overlooking the front garden, radiator.

#### **BEDROOM**

11'6 x 9'1 (3.51m x 2.77m)

Radiator, large double glazed window to rear aspect overlooking the garden and having a green outlook with far reaching views over the town.

#### **BEDROOM**

7'9 x 6'9 (2.36m x 2.06m)

Two double glazed windows to rear aspect, radiator.

#### **OUTSIDE - FRONT**

Steps descend to a private front garden with lawned area, leading to the front door.

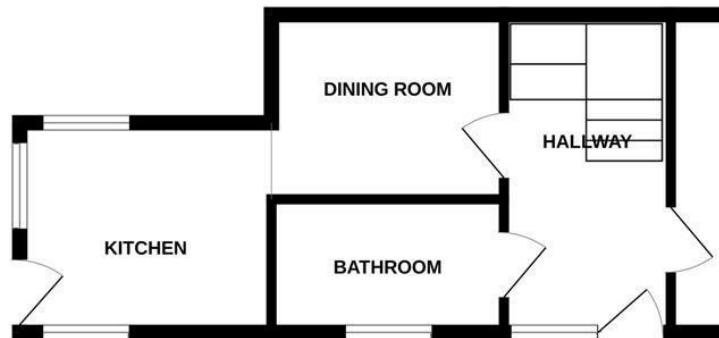
#### **REAR GARDEN**

Steps down to a concrete area, further steps leading down to a lawned area, fenced boundaries.

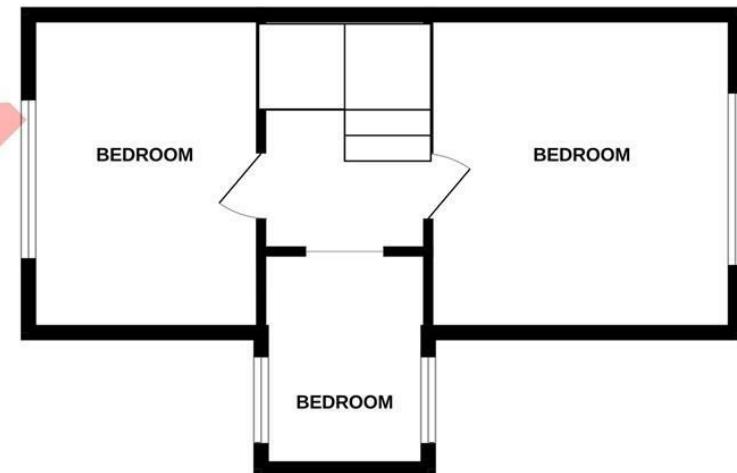
Council Tax Band: B



## 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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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			
EU Directive 2002/91/EC		60	79
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC		60	79
England & Wales			

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.