



PCM Estate Agents are delighted to present to the market an opportunity to purchase this TERRACED TWO BEDROOMED HOUSE offered to the market CHAIN FREE. Positioned within the favourable region of Clive Vale within Hastings, considered to be within easy reach of Hastings Country Park and the Old Town.

Offering modern comforts including gas fired central heating, double glazing and well-appointed accommodation comprising an entrance hall, LOUNGE-DINER, MODERN KITCHEN, upstairs landing, TWO BEDROOMS and a bathroom. The property has an ENCLOSED TERRACED GARDEN with PLEASANT TOWNSCAPE VIEWS from the rear facing upper floor accommodation. The property also has an ALLOCATED PARKING SPACE.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, built in storage cupboard, wood laminate flooring.

KITCHEN

10'10 x 8'4 (3.30m x 2.54m)

Wall mounted cupboard concealed boiler, part tiled walls, wood laminate flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset resin one & ½ bowl drainer-sink unit with mixer tap, four ring electric hob with oven below and extractor over, space and plumbing for washing machine, space for tall fridge freezer, double glazed window to front aspect.

LOUNGE-DINER

14'7 x 10'8 (4.45m x 3.25m)

Wood laminate flooring, coving to ceiling, television point, radiator, double glazed sliding patio doors providing a pleasant outlook and access onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, storage cupboard.

BEDROOM ONE

11'8 x 9'3 (3.56m x 2.82m)

Radiator, cupboard over the stairs, double glazed window to front aspect.

BEDROOM TWO

11'5 x 8'6 (3.48m x 2.59m)

Radiator, double glazed window to rear aspect having views over the garden and townscape views beyond with partial views of the sea.

BATHROOM

Panelled bath with shower over bath having rain style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, part tiled walls, double glazed opaque glass window to rear aspect.

REAR GARDEN

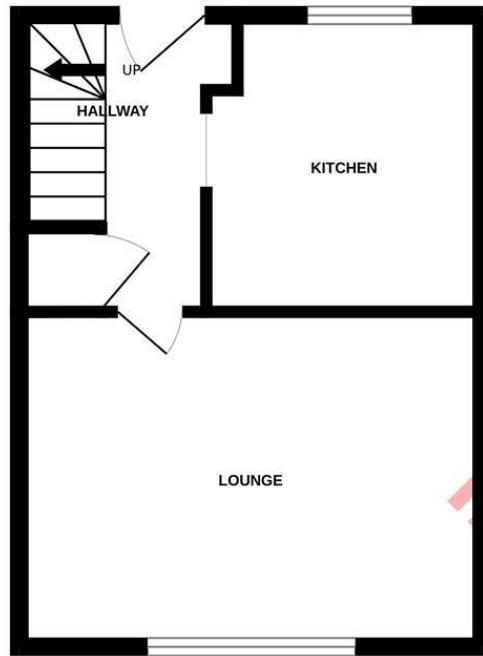
Terraced and arranged over two levels, stone patio abutting the property, steps up onto a decked veranda with wooden balustrade, gated access to steps descending to a lower section of garden which is laid to lawn, fenced boundaries.

OUTSIDE - FRONT

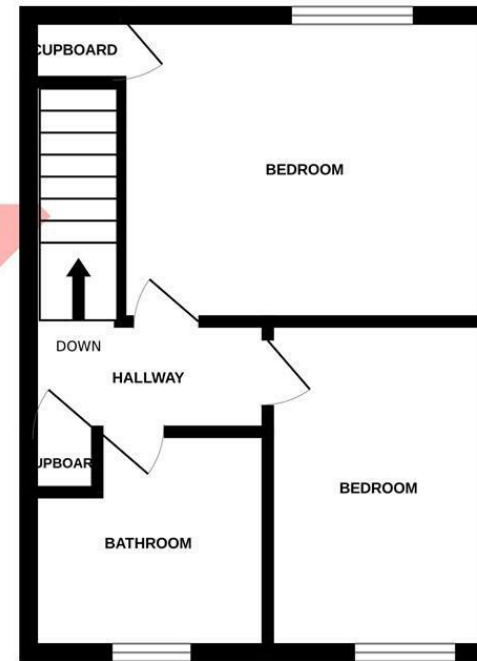
Allocated parking space.



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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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		90
(81-91) B		
(69-80) C	73	
(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		