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45, Bembrook Road, Hastings, TN34 3PD

Price £260,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO BEDROOM END TERRACE HOUSE, occupying an ELEVATED position with VIEWS across the town, with views out towards Hastings Old Town and to the sea. The property has modern comforts including double gazing throughout and gas central heating, as well as being offered to the market CHAIN FREE.

Accommodation comprises an entrance hall, LOUNGE with VIEWS over the well-maintained front garden and out to sea, KITCHEN-DINER with access to the rear garden, first floor landing, TWO DOUBLE BEDROOMS with the master having built in wardrobes and an additional storage cupboard, as well as having STUNNING VIEWS out towards the sea, and a family bathroom.

Situated in this highly popular West Hill location, within easy reach of Hastings Old Town and Town Centre with its mainline railway station. Viewing comes highly recommended, please contact the owners agents now to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Space for coats and shoes, stairs rising to the first floor, radiator, door opening to:

LOUNGE

13'5 x 12'5 (4.09m x 3.78m)

Radiator, under stairs storage cupboard, double glazed window to front aspect with views over the front garden and across the East Hill, Country Park and out to sea. Door opening to:

KITCHEN-DINER

16'9 x 7'5 (5.11m x 2.26m)

Fitted with a range of eye and base level units, inset sink with mixer tap, space and plumbing for washing machine, space for under counter fridge freezer, freestanding electric double oven, wall mounted gas boiler, part tiled walls, double glazed window to rear aspect. The dining section offers ample space for dining table and chairs, radiator, dual aspect with double glazed windows to

side and rear aspect, with the rear overlooking the garden, double glazed door opening onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, double glazed window to side aspect, doors opening to:

BEDROOM

13'5 x 9'3 (4.09m x 2.82m)

Built in wardrobes, additional storage cupboard, radiator, double glazed window to front aspect providing stunning views out to sea.

BEDROOM

10'9 x 8'8 (3.28m x 2.64m)

Radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment over, low level dual flush wc, wash hand basin, part tiled walls, frosted double glazed window to side aspect.

OUTSIDE - FRONT

Area of lawn, patio path providing access to the front door, flowerbeds with a range of mature shrubs and trees, offering an excellent spot to relax and take in views out to the sea.

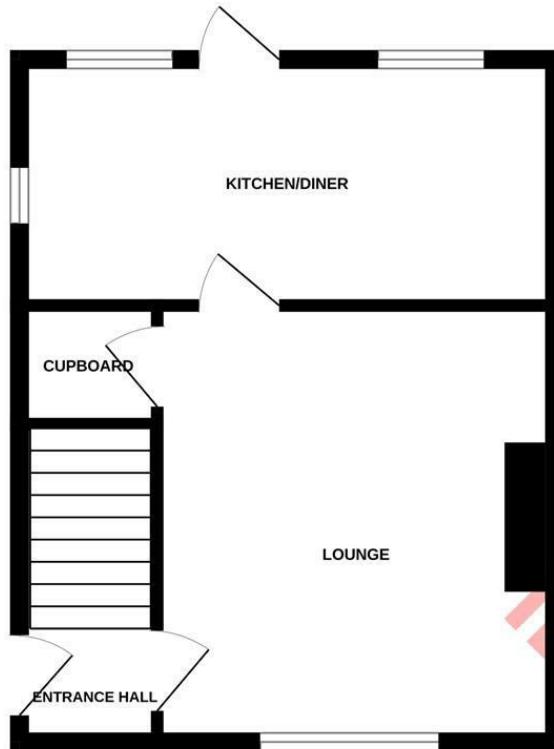
REAR GARDEN

Area of patio, ideal for outdoor entertaining, area of mature shrubs and plants, side access gate to the front of the property.

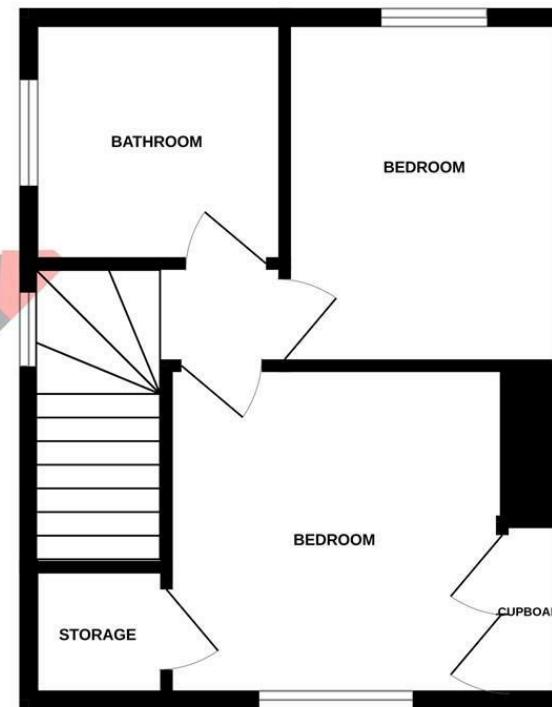
Council Tax Band: B



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			
England & Wales			

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			
EU Directive 2002/91/EC			
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.