



ESTATE AGENTS

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Offers In The Region Of £360,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE TWO BEDROOM END TERRACE HOUSE, ideally situated in the heart of Hastings historic OLD TOWN, with its charming range of independent shops and eateries. The property is also conveniently positioned within walking distance of the beach, the East Hill and Hastings Country Park.

Accommodation comprises a LOUNGE-DINER leading through to a MODERN KITCHEN complete with breakfast bar, whilst to the first floor there are TWO DOUBLE BEDROOMS and a family bathroom. Externally the property benefits from a PATIO GARDEN providing an ideal space for dining and entertaining.

To fully appreciate the CHARM and CHARACTER of this delightful home, internal viewing comes highly recommended. Please contact the owners agents to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

LOUNGE-DINER

17'3 into bay x 11'2 (5.26m into bay x 3.40m)

Two radiators, brick built feature fireplace with inset electric fire, wood flooring, beamed ceilings, single glazed bay window to front aspect, steps down to:

INNER HALLWAY

Under stairs storage cupboard having access to meters, archway opening to:

KITCHEN-BREAKFAST ROOM

16'7 x 6'9 (5.05m x 2.06m)

Modern and comprising a range of eye and base level units, four ring gas hob with extractor above, electric oven below, space and plumbing for dishwasher, space for tall fridge freezer, inset butler style sink with mixer tap, space and plumbing for washing machine, cupboard housing the wall mounted gas boiler, extended countertop providing under counter storage or breakfast bar seating, part tiled walls, wood flooring, stairs rising to upper floor accommodation, frosted double glazed window to side aspect, rear door opening to the garden.

FIRST FLOOR LANDING

Doors to:

BEDROOM

11'6 x 10'5 (3.51m x 3.18m)

Radiator, original beams, single glazed window to front aspect and stained glass window to hallway.

BEDROOM

16'7 x 6'7 (5.05m x 2.01m)

Radiator, dual aspect with double glazed windows to rear and side aspect, further stained glass window providing borrowed light to the landing.

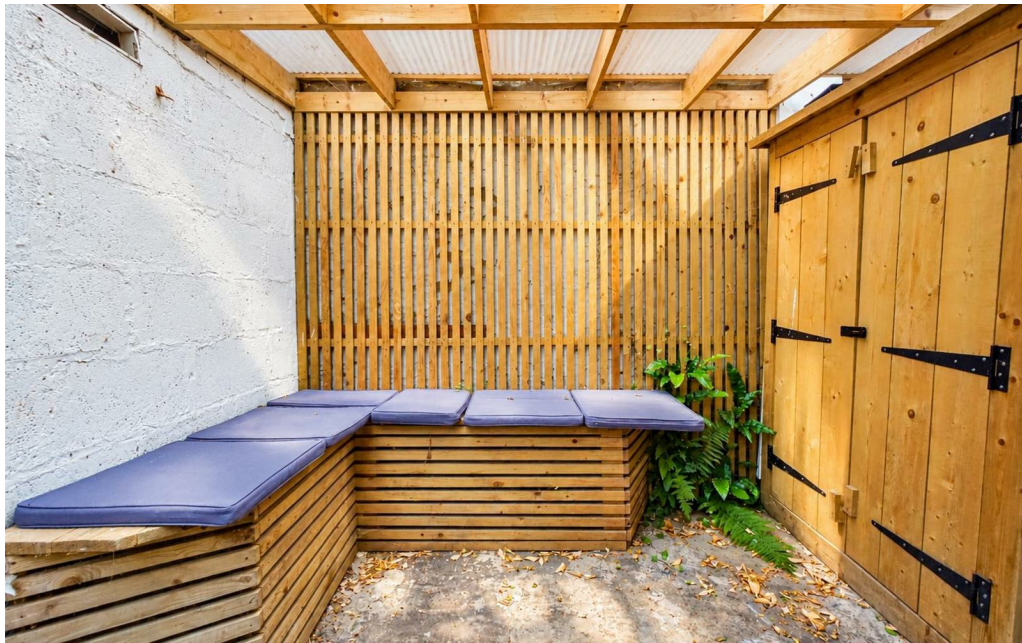
BATHROOM

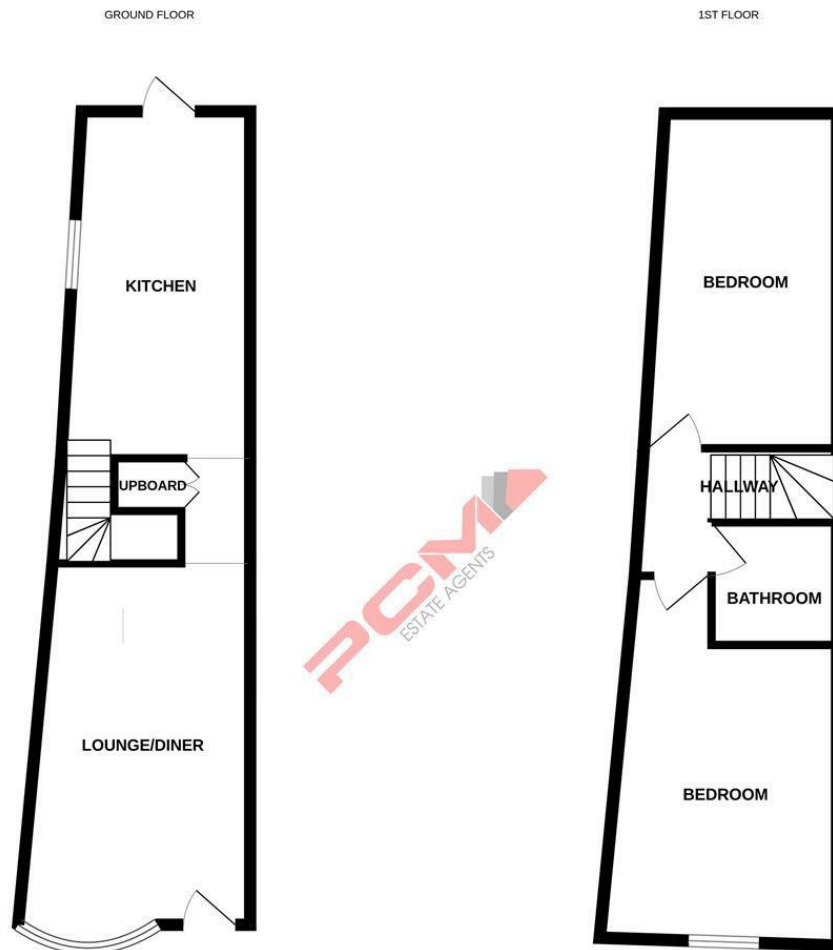
Panelled bath with mixer tap and waterfall style shower head, wash hand basin with mixer tap and storage beneath, vanity mirror, low level dual flush wc, chrome heated towel rail, tiled flooring, part tiled walls and extractor fan.

COURTYARD STYLE GARDEN

Two patio area designed for additional seating, with a sheltered area perfect for dining and entertaining.

Council Tax Band:





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		
(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	