PCM
ESTATE AGENTS

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Price £220,000

PCM Estate Agents are delighted to offer for sale this THREE BEDROOM MID-TERRACED HOUSE with GARAGE, offered to the market CHAIN FREE and requiring modernisation. The property is conveniently located in a popular area of Hastings, within close proximity to Ore Village with its variety of local amenities and ease of access to local schooling.

Accommodation is arranged over two floors with the ground floor comprising a lounge, SEPARATE DINING ROOM and kitchen, whilst to the first floor there are THREE BEDROOMS and a family bathroom. Two of the bedrooms enjoy SEA VIEWS and FAR REACHING VIEWS across the town. Externally the property benefits from both front and rear gardens, and there are also TWO USEFUL CELLAR STORAGE AREAS. To the rear of the property there is a GARAGE with up and over door.

This property offers an EXCELLENT OPPORTUNITY for buyer's seeking a FAMILY HOME with plenty of potential within a highly sought-after location. Early viewing comes highly recommended, please contact the owner's sole agent now to arrange your appointment and avoid disappointment.

PRIVATE FRONT DOOR
Opening to:

SPACIOUS ENTRANCE HALL
Under stairs storage cupboard housing the gas meter, wall mounted thermostat, electric meter, radiator, stairs rising to the first floor landing, door opening to:

LOUNGE
12'6 x 9'8 (3.81m x 2.95m)
Feature fireplace with tiled hearth, inset storage alcove, picture rail, radiator, double glazed window to front aspect.

DINING ROOM
15'1 x 9'9 (4.60m x 2.97m)
Gas fire, radiator, double glazed window to rear aspect, opening to:

KITCHEN
7' x 5'7 (2.13m x 1.70m)
In need of modernisation but having a range of eye and base level units, space for electric cooker, space and plumbing for washing machine, inset sink with mixer tap, double glazed window to rear aspect, frosted double glazed door to side aspect providing access to the rear garden.

FIRST FLOOR LANDING
Loft hatch, doors opening to:

BEDROOM
11'7 x 9'8 (3.53m x 2.95m)
Feature fireplace, picture rail, radiator, double glazed window to front aspect.

BEDROOM
10'9 x 7'6 (3.28m x 2.29m)
Cupboard housing the hot water cylinder with shelving above, additional wardrobe with over head storage, radiator, double glazed window to rear aspect providing views over the nearby rooftops and out toward the sea.

BEDROOM
7'5 x 5'9 (2.26m x 1.75m)
Picture rail, radiator, double glazed window to rear aspect with additional secondary glazing unit providing views over rooftops and toward the sea.

FAMILY BATHROOM
In need of modernisation and comprising a panelled bath with separate over head shower, wash hand basin, high flush wc, radiator, frosted double glazed window to front aspect.

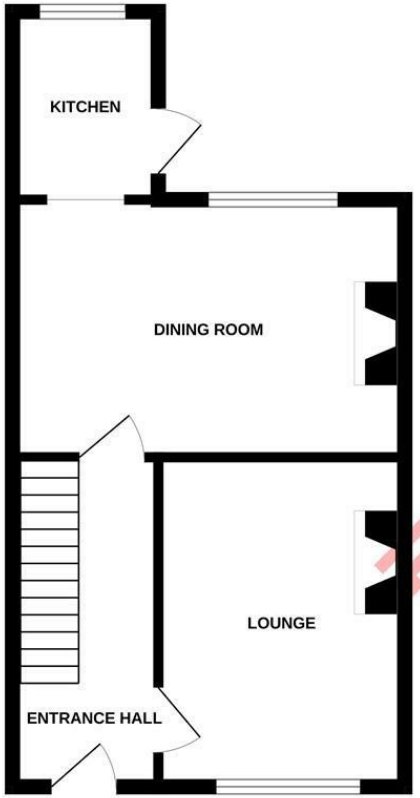
OUTSIDE - FRONT
Area of mature trees and shrubs, providing ample space for growing, path providing access to the front door.

REAR GARDEN
Steps leading down from the kitchen to a large family friendly rear garden being mainly laid to lawn with fenced and hedged boundaries, access to two additional cellar spaces providing additional storage and having power. To the rear of the garden there is access to:

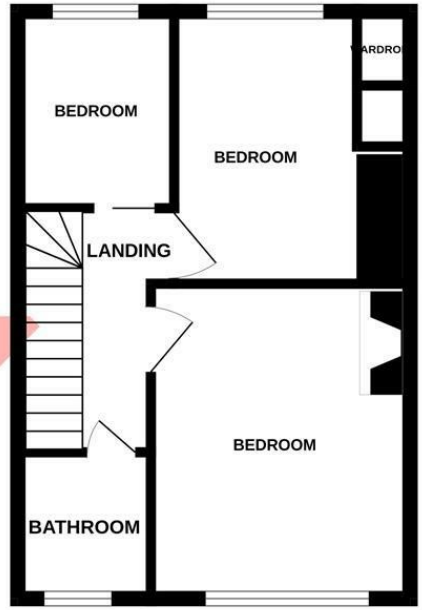
GARAGE
Up and over door, rear gated access to the garden.

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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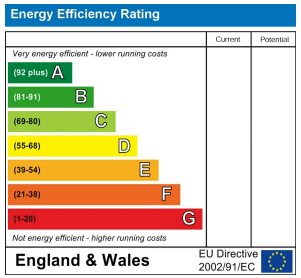

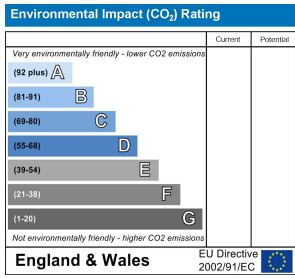

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.