



ESTATE AGENTS

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Offers Over £250,000

Offered to the market CHAIN FREE, PCM Estate Agents present to the market this OLDER STYLE TERRACED THREE DOUBLE BEDROOM HOUSE, in good decorative order throughout, offering well-proportioned accommodation within the town centre of Hastings.

Accommodation is arranged over two floors comprising an entrance hall, lounge, SEPARATE DINING ROOM, kitchen, ground floor bathroom and THREE DOUBLE BEDROOMS located off the landing on the first floor. This OLDER STYLE PROPERTY offers MODERN COMFORTS including gas fired central heating and double glazing. In addition to the bathroom, one of the bedrooms also benefits from a SHOWER ENCLOSURE, offering convenience. Externally the property benefits from a COURTYARD GARDEN.

Located just short stroll from the Queens quarter, having a vast range of amenities, Hastings seafront and mainline railway station with convenient links to London.

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

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Wood laminate flooring, radiator, doorway leading to dining room and further door opening to:

LIVING ROOM

11'7 x 9'6 (3.53m x 2.90m)

Period fireplace, double radiator, coving to ceiling, double glazed window to front aspect.

DINING ROOM

13'2 x 12'7 max (4.01m x 3.84m max)

Stairs rising to upper floor accommodation, two under stairs storage cupboards, continuation of the wood laminate flooring, television point, radiator, double glazed French doors leading to the courtyard garden and door to:

KITCHEN

8' x 5' (2.44m x 1.52m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric cooker with double oven below and fitted cooker hood over, inset stainless steel sink with mixer tap, down lights, part tiled walls, tiled flooring, double glazed window to side aspect, door to:

BATHROOM

Wall mounted wash hand basin with chrome mixer tap, dual flush low level wc, shower/bath with mixer tap, glass shower screen, extractor for ventilation, heated towel rail, double glazed pattern glass window to rear aspect.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

13' x 11'6 (3.96m x 3.51m)

Radiator, two double glazed windows to front aspect.

BEDROOM

9'7 x 9'5 (2.92m x 2.87m)

Radiator, coving to ceiling, tiled shower enclosure, double glazed window to rear aspect.

BEDROOM

10' x 8' (3.05m x 2.44m)

Double radiator, double glazed window to rear aspect.

COURTYARD GARDEN

Laid with shingle and decking.



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			
(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			

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			

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EU Directive 2002/91/EC



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