



91, Winchelsea Road, Hastings, TN35 4JT

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Tel: 01424 839111

Offers In The Region Of £200,000

PCM Estate Agents present to the market an opportunity to secure this OLDER STYLE TWO BEDROOM EXTENDED TERRACED HOUSE, conveniently positioned in this sought-after region of Hastings, close to local amenities within Ore Village, popular schooling establishments and bus routes. Offered to the market CHAIN FREE.

Accommodation comprises an entrance porch, hallway, lounge, kitchen leading to an EXTENDED DINING ROOM with access to the garden, a downstairs bathroom, first floor landing and TWO DOUBLE BEDROOMS. To the rear of the property there is a LEVEL FAMILY FRIENDLY GARDEN, having an area of patio leading to an area of lawn.

Please contact the owners agents today to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE PORCH

Cupboard housing the electric consumer unit and meter, further door opening to:

HALLWAY

Stairs rising to the first floor landing, radiator, archway opening to:

LOUNGE

10'7 x 10'2 (3.23m x 3.10m)

Radiator, double glazed window to front aspect.

KITCHEN

9'1 x 6'7 (2.77m x 2.01m)

Comprising a range of eye and base level units, freestanding electric cooker, space and plumbing for washing machine, stainless steel sink with mixer tap, door to bathroom and opening to:

DINING ROOM

13'4 x 11'1 (4.06m x 3.38m)

Wood flooring, radiator, cupboard housing the wall mounted gas boiler,

BATHROOM

9'1 x 6'5 (2.77m x 1.96m)

Panelled bath with mixer tap and separate shower attachment, wash hand basin, low level dual flush wc, part tiled walls, built in storage cupboard, tiled flooring. cupboard housing the wall mounted gas boiler, double glazed window to rear aspect and double glazed door opening to the rear garden.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

13'5 x 10'6 (4.09m x 3.20m)

Radiator, two double glazed windows to front aspect, built in wardrobe with hanging space.

BEDROOM

13'5 x 8'9 (4.09m x 2.67m)

Radiator, double glazed window to rear aspect.

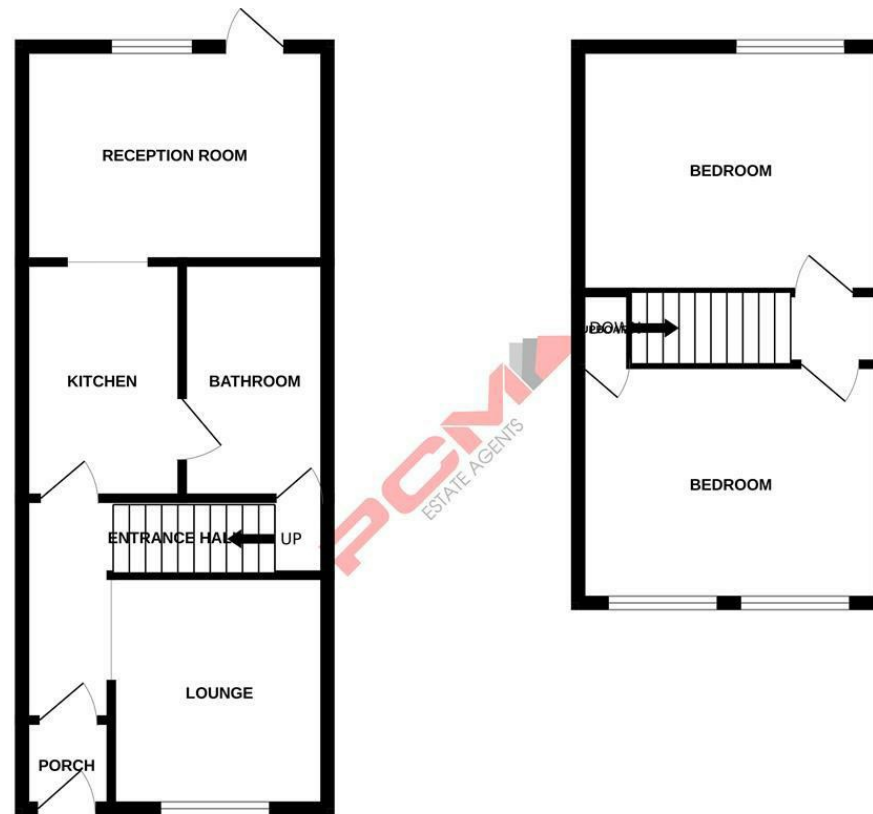
REAR GARDEN

Patio area leading to a further area of lawn, rear access gate.



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		88
(81-91) B		
(69-80) C		70
(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