



ESTATE AGENTS

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Price £225,000

PCM Estate Agents are delighted to present to the market this VICTORIAN TWO BEDROOM MID TERRACED BAY FRONTED HOUSE, located on an incredibly sought-after road within the Blacklands region of Hastings.

This VICTORIAN FAMILY HOME comprises an OPEN PLAN LOUNGE-DINER, kitchen, bathroom, TWO DOUBLE BEDROOMS, SUN ROOM and a CONSERVATORY. There is a MATURE REAR GARDEN and a small area of garden at the front, both of which are LOW-MAINTENANCE. The property also benefits from gas fired central heating.

Situated within easy reach of a number of popular schooling establishments and Alexandra Park. Viewing is essential to fully appreciate the overall space and position on offer. Please call the owners agents now to arrange your viewing and avoid disappointment.

GATED ENTRANCE

Leading to a small front garden laid with pebbles and some well looked after shrubs and bushes, double glazed door leading to:

PORCH

Tiled, double glazed surround, wooden door leading to:

LOBBY

Part tiled, further wooden door with frosted glass leading to:

HALLWAY

Dado rail, radiator, fire alarm, door leading to:

LOUNGE

14'10 x 10'8 max (4.52m x 3.25m max)

Double glazed bay window to front aspect, gas fire (disconnected), telephone point, radiator, coving and ceiling rose, archway leading to:

DINING AREA

11'5 max x 12'5 max (3.48m max x 3.78m max)

Radiator, under stairs storage, coving, doors providing access to a small courtyard, opening leading to:

KITCHEN

9' max x 7'11 max (2.74m max x 2.41m max)

Fitted with a matching range of eye and base level cupboards, tiled surround, tiled flooring, sink, electric cooker with four ring gas hob, plumbing and space for

washing machine, space for fridge, wall mounted boiler, double glazed window overlooking the courtyard, doorway leading to

SMALL LOBBY AREA

Door leading to sun room, tiled flooring, sliding door leading to:

BATHROOM

7'10 max x 3'3 max (2.39m max x 0.99m max)

Bath with shower over, wash hand basin with tiled splashback, wc, tiled surround, tiled flooring, wall mounted vanity unit with mirror, decorative double glazed window to rear overlooking the conservatory.

CONSERVATORY

10'2 x 8'9 (3.10m x 2.67m)

Double glazed surround overlooking the rear garden, sliding door providing access to garden, laminate flooring.

LEAN TO

Double glazed window, door leading to conservatory, further double glazed door providing access to the rear garden.

FIRST FLOOR LANDING

Dado rail, panelled ceiling, smoke alarm, loft hatch providing access to loft space, double glazed window to rear aspect.

BEDROOM

14'2 max x 11'9 max (4.32m max x 3.58m max)

Two double glazed windows to front aspect, two over head storage cupboards, panelled ceiling.

BEDROOM

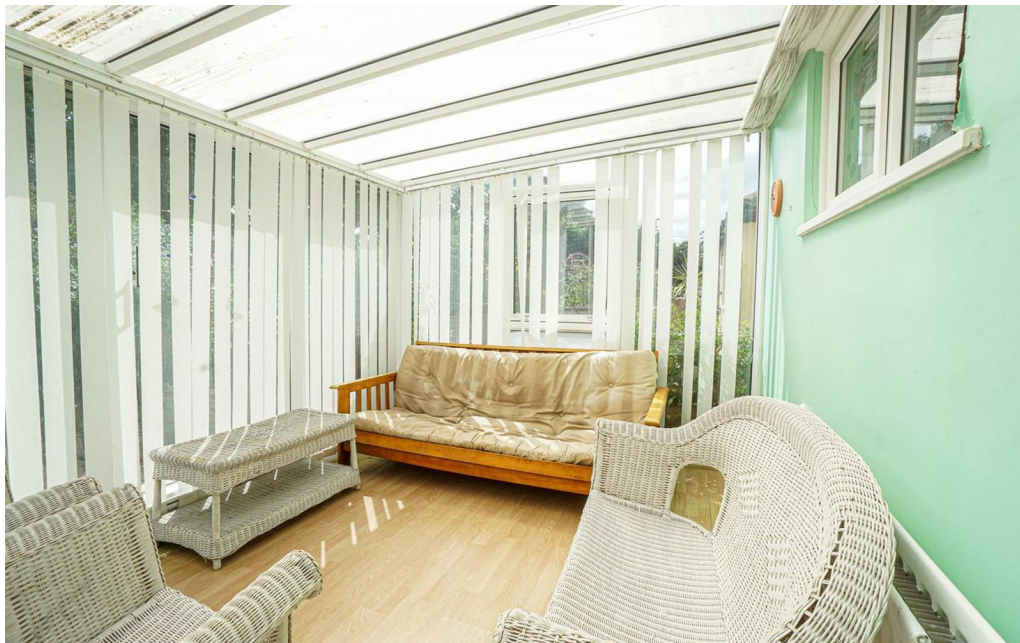
12'6 max x 8'9 max (3.81m max x 2.67m max)

Overhead storage cupboard, panelled ceiling, double glazed window to rear aspect overlooking garden and woodland.

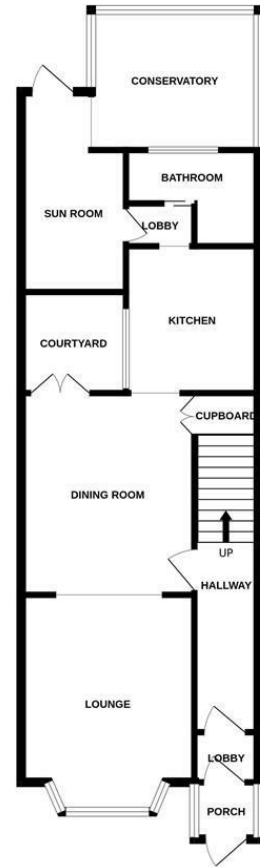
REAR GARDEN

Paved area with flowerbed surround, steps leading to a rear gate providing access to a wooded area, shed.

Council Tax Band: A



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			
(55-68) D		68	
(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	