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**Offers In Excess Of £285,000**

PCM Estate Agents are delighted to present to the market CHAIN FREE an opportunity to acquire this VICTORIAN BAY FRONTED THREE BEDROOMED TERRACED HOUSE. Positioned on this sought-after street within Hastings, in the Blacklands region, close to popular schooling establishments, Ore railway station and nearby local amenities.

Accommodation comprises a vestibule onto an entrance hall, BAY FRONTED LIVING ROOM, separate DINING ROOM, kitchen, THREE BEDROOMS, bathroom and a SEPARATE WC. Externally the property benefits from a small courtyard garden to the front and a LOW-MAINTENANCE GARDEN to the rear.

Viewing comes highly recommended, please call the owners agents now to book your viewing to avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Opening onto:

#### **VESTIBULE**

Further wooden partially glazed door opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, under stairs storage cupboards, wall mounted consumer unit for the electrics.

#### **LIVING ROOM**

14'2 into bay x 13'2 (4.32m into bay x 4.01m)

Television point, radiator, cornicing, ceiling rose, double glazed bay window to front aspect, open plan to:

#### **DINING ROOM**

12'8 x 10'3 (3.86m x 3.12m )

Coving to ceiling, radiator, double glazed window and door to rear aspect with views and access onto the garden, return door to entrance hall.

#### **KITCHEN**

12'6 x 9'7 (3.81m x 2.92m)

Modern and built with a matching range of eye and base level cupboards and drawers with marble effect worktops over and tiled splashbacks, inset resin one & 1/2 bowl drainer sink with mixer tap, space for electric cooker with fitted

cooker hood over, space and plumbing for washing machine, space for tall fridge freezer, wall mounted cupboard concealed Worcester combi boiler, coving to ceiling, radiator, double glazed windows to both side and rear elevations with views onto the garden, double glazed door opening to side providing access onto the garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space.

#### **BEDROOM ONE**

14'5 into bay x 9'6 (4.39m into bay x 2.90m)

Radiator, double glazed bay window to front aspect.

#### **BEDROOM TWO**

12'1 x 10'32 (3.68m x 3.05m)

Radiator, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM THREE**

9'5 x 9'3 (2.87m x 2.82m)

Radiator, double glazed window to rear aspect with views onto the garden.

#### **WC**

Low level wc, part tiled walls, double glazed obscured glass window to side aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, glass shower screen , vanity enclosed wash hand basin with mixer tap and tiled splashbacks, Sani flow wc, radiator, partially aqua-boarded walls, double glazed pattern glass window to front aspect.

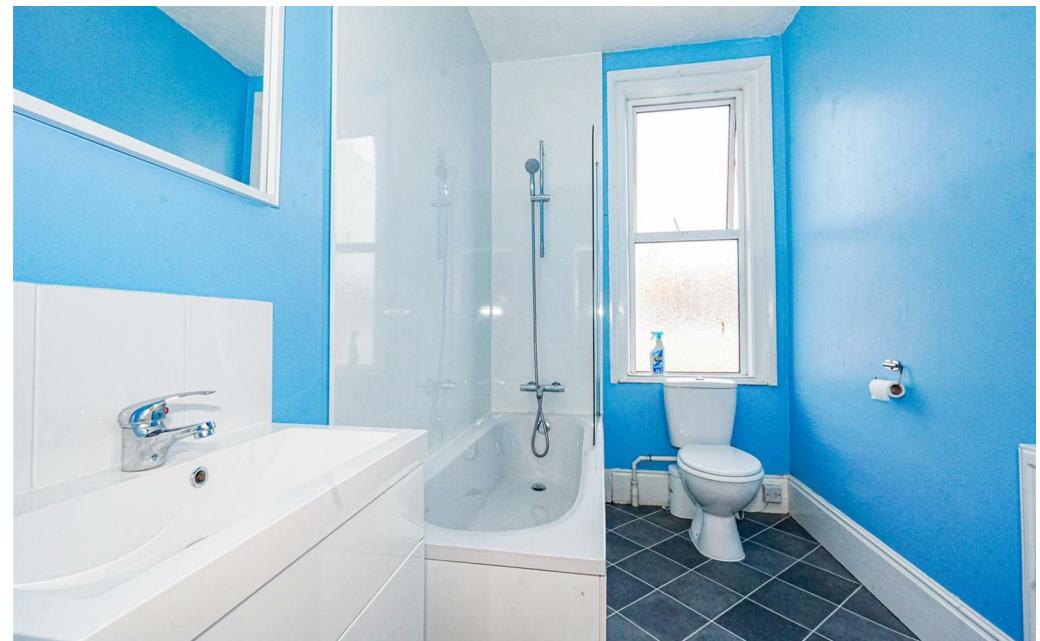
#### **OUTSIDE - FRONT**

The property is set back from the road with a pathway and a few steps up to the front door, metal wrought iron gate, walled boundaries, small section of courtyard garden.

#### **REAR GARDEN**

Enclosed and relatively low-maintenance, outside water tap, concrete patio abutting the property, steps up onto the main section of garden which is laid with a decked patio, section of topsoil ready to be lawned or planted, fenced boundaries.

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 fixtures and fittings 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	84	
(81-91)	B		
(69-80)	C	64	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A	84	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			