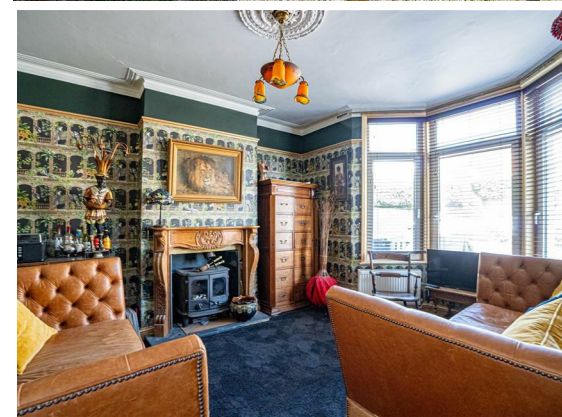




ESTATE AGENTS

21, Githa Road, Hastings, TN35 5JU

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £325,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this OLDER STYLE THREE BEDROOM TERRACED FAMILY HOME with OFF ROAD PARKING, positioned on this sought-after road within lower Clive Vale, not far from Hastings historic Old Town, popular schooling establishments and the open spaces of the East Hill and Hastings Country Park.

The property offers a lot of PERIOD CHARACTER and CHARM, whilst offering well-proportioned and well-appointed accommodation over two floors, but arranged over split levels. Accommodation offers a BAY FRONTED LOUNGE, KITCHEN-DINING ROOM, bathroom, THREE DOUBLE BEDROOMS and a CELLAR. The property has OFF ROAD PARKING to the front for two vehicles and a LOW-MAINTENANCE GARDEN to the rear. Other benefits include gas fired central heating and double glazing.

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

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening to:

INVITING VESTIBUKE

Wood laminate flooring, high ceilings, further wooden partially glazed door opening to:

ENTRANCE HALL

Radiator, wood laminate flooring, stairs to upper and lower floor accommodation, doors to:

LIVING ROOM

15' into bay x 12'3 (4.57m into bay x 3.73m)

High ceiling with ornate cornicing and ceiling rose, radiators, television point and a lovely fireplace.

LOWER FLOOR HALL

Providing access to the cellar and doors to:

KITCHEN-DINING ROOM

10'9 x 10'5 (3.28m x 3.18m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, four ring gas hob with oven below and cooker hood over, inset drainer-sink unit with mixer tap, space and plumbing for

washing machine and tumble dryer, space for breakfast style table, space for tall fridge freezer, radiator, coving to ceiling, down lights, double glazed French doors opening the garden, enjoying a leafy outlook to the East Hill beyond.

BATHROOM

Corner bath, separate walk-in shower, low level wc, pedestal wash hand basin, tiled walls, radiator, fitted cupboard with shelving and housing the boiler, coving to ceiling, down lights, dual aspect with double glazed windows having pattern glass to side and rear elevations.

HALF LANDING

With stairs to main landing and access to:

BEDROOM

10'6 x 9'7 (3.20m x 2.92m)

High ceiling with coving, down lights, radiator, double glazed window to rear aspect having lovely views.

BEDROOM

12'1 x 7'8 (3.68m x 2.34m)

Radiator, coving to ceiling, double glazed window to rear aspect.

FIRST FLOOR LANDING

Loft hatch, door to:

MASTER BEDROOM

14'8 into bay x 16'4 narrowing to 14'8 (4.47m into bay x 4.98m narrowing to 4.47m)

High ceiling, coving, picture rail, radiator, spotlights, period fireplace, built in double wardrobe, double glazed bay window to front aspect, additional double glazed window to side aspect.

CELLAR

15'5 max x 14'8 (4.70m max x 4.47m)

Power and light, consumer unit for the electrics, approximate ceiling height of 5'6.

OUTSIDE - FRONT

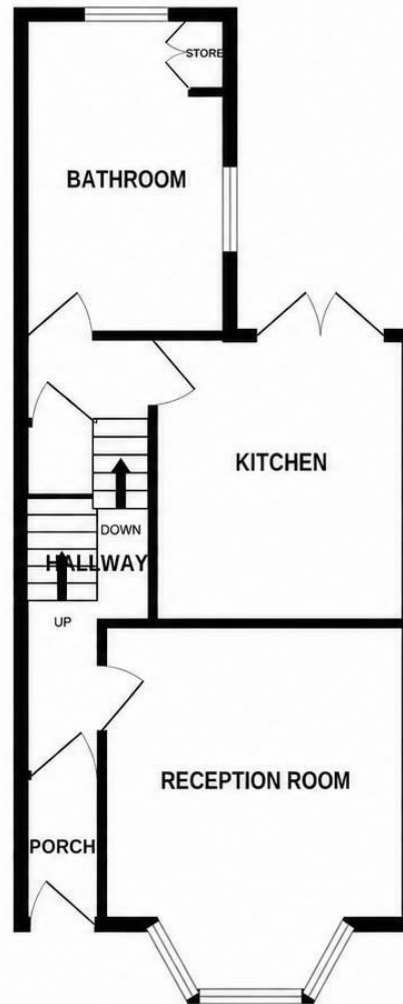
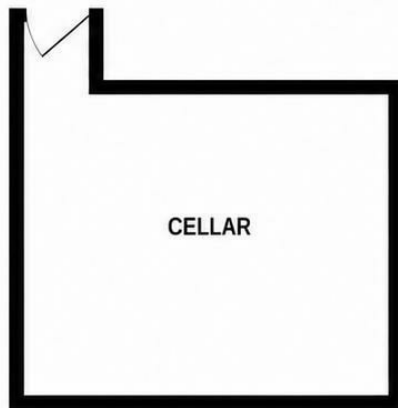
Block paved driveway providing off road parking for up to two vehicles, walled boundaries.

REAR GARDEN

Relatively low-maintenance and enjoying plenty of sunshine throughout the day, fenced boundaries, rear gated access.

Council Tax Band: B





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.

