



**144, Emmanuel Road, Hastings, TN34 3LF**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
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**Price £325,000**

PCM Estate Agents are delighted to offer for sale this RECENTLY REFURBISHED THREE BEDROOM, TWO RECEPTION ROOM, END OF TERRACED PERIOD HOME in this sought-after location on the WEST HILL. Offered to the market CHAIN FREE.

The property has spacious accommodation throughout comprising a spacious entrance hallway, BAY FRONTED LOUNGE with FIREPLACE and WOOD BURNER being open plan to the DINING ROOM, MODERN NEWLY FITTED KITCHEN, first floor landing, THREE GOOD SIZED BEDROOMS and a NEWLY FITTED SHOWER ROOM. To the rear of the property is a PRIVATE LOW-MAINTENANCE GARDEN.

Located within the popular West Hill region of Hastings, within easy reach of a range of schooling facilities, the seafront, Hastings Old Town and Hastings Town centre.

The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

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

Opening to:

#### **SPACIOUS HALL**

With stairs rising to upper floor accommodation, wood laminate flooring, wall mounted cupboard concealed consumer unit for the electrics, two column style radiators, under stairs recessed area, down lights.

#### **DOWNSTAIRS WC**

Dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, radiator, down lights, continuation of the wood laminate flooring.

#### **LOUNGE**

13'5 into bay x 12'11 (4.09m into bay x 3.94m)

Impressive light and airy reception room with column style radiator, high ceilings with cornicing, fireplace with wood burner, pendant light and recessed down lights, wood laminate flooring, double glazed bay window to front aspect, open plan to:

#### **DINING ROOM**

11'6 x 9'4 (3.51m x 2.84m)

Column style radiator, continuation of the wood laminate flooring, combination of wall and ceiling lighting, column style radiator, fireplace, two double glazed French doors onto the garden.

#### **KITCHEN**

10'8 x 8'5 (3.25m x 2.57m)

Modern and newly fitted with a range of eye and base level cupboards and drawers fitted with soft close hinges and having solid wood worktops and matching upstands over, Belling Classic five ring range gas cooker with oven and grill below, ceramic Belfast sink with mixer tap, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, continuation of the wood laminate flooring, feature pendant ceiling lighting, double glazed window to side aspect.

#### **FIRST FLOOR LANDING**

Spacious with double glazed window to side aspect, column style radiator, loft hatch providing access to loft space.

#### **BEDROOM ONE**

13'6 into bay x 9'6 (4.11m into bay x 2.90m)

Measurement excludes recess for wardrobes. Two built in double wardrobes with overhead storage, radiator, double glazed bay window to front aspect.

#### **BEDROOM TWO**

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

Radiator, double glazed window to rear aspect.

#### **BEDROOM THREE**

11' x 8'8 (3.35m x 2.64m)

Radiator, double glazed window to rear aspect.

#### **SHOWER ROOM**

Newly fitted shower suite comprising a large walk in shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, vanity enclosed wash hand basin with mixer tap and ample storage set beneath, concealed cistern dual flush low level wc, chrome ladder style heated towel rail, wall mounted vanity unit, wall mounted mirror, down lights, extractor fan for ventilation, wood laminate flooring, partially aquaborded walls, double glazed obscured glass window to front aspect.

#### **OUTSIDE - FRONT**

The property occupies an elevated position set back from the road with steps up to the front door and a section of garden laid with stone.

#### **REAR GARDEN**

Low maintenance and accessible via the dining room with steps up onto a decked patio, fenced boundaries, outside lighting, ample space for patio furniture to sit out and entertain or eat al-fresco.

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 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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	