



ESTATE AGENTS

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Offers In Excess Of £260,000

PCM Estate Agents are delighted to offer to the market an opportunity to secure this OLDER STYLE TERRACED BAY FRONTED TWO BEDROOM HOUSE with pleasant views of the East Hill and to the sea.

The property offers well-proportioned and well-appointed accommodation arranged over two floors comprising an entrance hall, lounge, SEPARATE DINING ROOM, kitchen, TWO BEDROOMS and a SHOWER ROOM. To the rear is a LOW-MAINTENANCE GARDEN and the property also benefits from having gas fired central heating and double glazing.

Conveniently located just a short walk from the West Hill and Hastings Old Town as well as being within easy reach of amenities located within Ore, including Ore train station. Located close by are bus routes that provide access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

This ATTRACTIVE OLDER STYLE property must be viewed to fully appreciate the accommodation and views on offer. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Stairs rising to upper floor accommodation, double radiator, wall mounted consumer unit for the electrics, door to;

LIVING ROOM

14'9 into bay x 11'5 (4.50m into bay x 3.48m)

Radiator, television point, double glazed bay window to front aspect with far reaching views towards the East Hill, door to;

DINING ROOM

11'10 x 9'5 (3.61m x 2.87m)

Radiator, double glazed window to rear with views over the garden, door to;

KITCHEN

14'8 max x 6'2 (4.47m max x 1.88m)

Galley style kitchen fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with waist level oven, inset drainer/ sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, part tiled walls, tile effect laminate flooring, under stairs storage cupboard, wall mounted boiler, double glazed windows and doors to side aspect overlooking and providing access to garden, door to;

DOWNSTAIRS SHOWER ROOM

Walk in shower enclosure with shower, vanity enclosed wash hand basin, dual flush low level wc, part tiled walls, radiator, double glazed pattern glass windows to side and rear.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, double glazed windows to rear aspect.

BEDROOM ONE

14'4 x 12'6 into bay (4.37m x 3.81m into bay)

Radiator, double glazed bay window to front aspect, far reaching views towards the East Hill and sea.

BEDROOM TWO

11'8 x 8'7 (3.56m x 2.62m)

Radiator, built in cupboard, double glazed window to rear aspect with views over the garden.

GARDEN

Low maintenance patio garden with fenced boundaries and gated rear access, outside light.

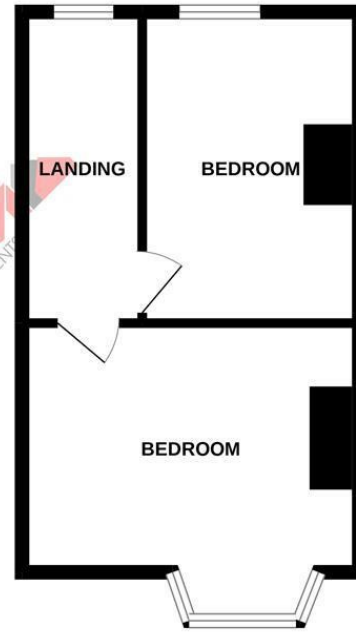
Council Tax Band: A



GROUND FLOOR



FIRST FLOOR



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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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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		86

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		

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.