



ESTATE AGENTS

**17, Stone Street, Hastings, TN34 1QD**

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**Price £225,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this END OF TERRACED OLDER STYLE TWO DOUBLE BEDROOM plus OCCASIONAL BEDROOM/ STUDY. Offered to the market conveniently located in this sought-after road within Hastings within walking distance to amenities such as the Priory Meadow shopping centre, mainline railway station, seafront and promenade.

The property offers accommodation arranged over two floors comprising a SPACIOUS LIVING ROOM, separate DINING ROOM, modern kitchen, upstairs landing, TWO GOOD SIZED DOUBLE BEDROOMS and a bathroom with separate shower. There is also an ADDITIONAL ROOM upstairs which could easily be utilised as an occasional bedroom, office, playroom or dressing room. The property benefits from having gas central heating and double glazed windows where stated. The REAR GARDEN is landscaped, fully enclosed and private.

Offered to the market CHAIN FREE, please call the owners agents now to book your viewing to avoid disappointment.

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

Opening onto;

#### **LIVING ROOM**

17'4 max x 14'5 max (5.28m max x 4.39m max)

Double aspect with double glazed windows to front and side, double radiator, television point, wall mounted cupboard concealed consumer unit for the electrics, wood laminate flooring, telephone and television point, door to;

#### **INTERNAL HALL**

Stairs rising to upper floor accommodation, wood laminate flooring, door to;

#### **DINING ROOM**

14'5 x 11'6 (4.39m x 3.51m)

Wood laminate flooring, radiator, under stairs storage cupboard, double glazed window to side, double glazed window to rear, open plan to;

#### **KITCHEN**

10'6 x 8'6 (3.20m x 2.59m)

Fitted with a range of eye and base level cupboards and drawers with

worksurfaces over, four ring gas hob with oven below and extractor over, part tiled walls, tiled flooring, inset one ½ bowl stainless steel drainer/sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, space for under counter fridge freezer, double glazed window to rear aspect with views over the garden, double glazed door opening to side providing access to garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, double glazed window to side aspect. door to;

#### **BEDROOM ONE**

14'6 x 11' (4.42m x 3.35m)

Coving to ceiling, double radiator, double glazed window to front aspect.

#### **BEDROOM TWO**

12'1 x 10'7 (3.68m x 3.23m)

Coving to ceiling, double radiator, double glazed window to rear aspect.

#### **BOX ROOM**

10'8 x 5'2 (3.25m x 1.57m)

Coving to ceiling, double radiator, telephone points, borrowed light window to side aspect opening onto internal stairwell. This room could be utilised as an occasional bedroom, study/office, dressing room or playroom.

#### **BATHROOM/ SHOWER ROOM**

P shaped panelled bath with mixer tap and shower attachment over, glass shower screen, dual flush low level wc, pedestal wash hand basin, separate corner walk in shower enclosure with electric shower, chrome ladder style heated towel rail, part tiled walls, tiled flooring, double glazed pattern glass window to rear aspect.

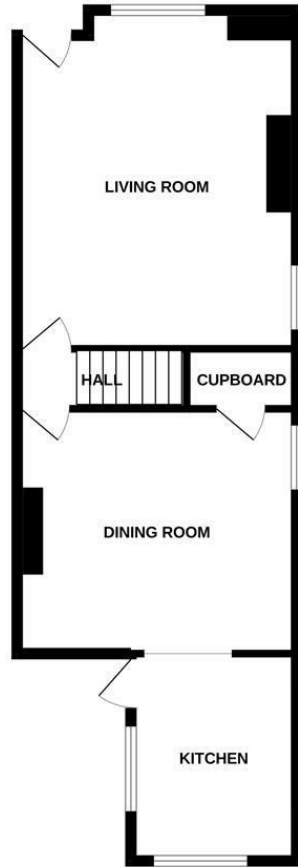
#### **REAR GARDEN**

Split level and landscaped with a wooden decked patio abutting the property, few steps up onto the next section of garden which is laid to lawn, fenced boundaries.

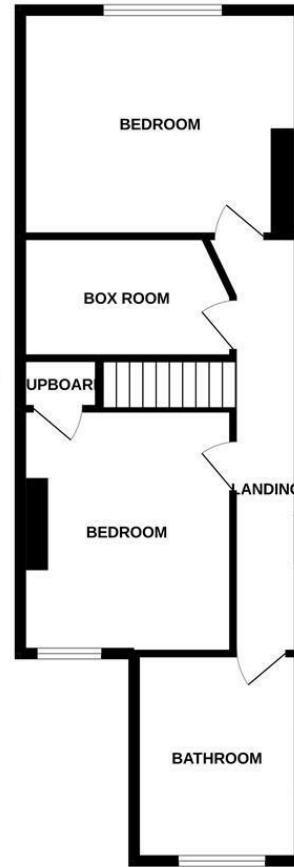
Council Tax Band: B



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 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) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	