



ESTATE AGENTS

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Guide Price £250,000

GUIDE PRICE £250,000 to £265,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this conveniently positioned THREE BEDROOM TERRACED HOUSE with OFF ROAD PARKING and a LOW-MAINTENANCE GARDEN. Located on this favourable road within Hastings, just a short walk from Hastings historic Old Town, local popular schooling establishments and amenities.

Inside, the property has gas fired central heating, double glazing and offers accommodation arranged over two floors comprising an entrance hall, lounge, KITCHEN-DINER, upstairs landing, THREE BEDROOMS and a bathroom.

Please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, telephone point, door opening to:

LIVING ROOM

13'1 x 12'9 (3.99m x 3.89m)

Under stairs storage cupboard, wall mounted recessed gas fire, radiator, double glazed window to front aspect.

KITCHEN-DINER

16' max x 10'6 max (4.88m max x 3.20m max)

Double radiator, ample space for dining table, wall mounted boiler, double glazed window and door to rear aspect. Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, five ring gas hob with extractor over, waist level oven and separate grill, inset one ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer.

FIRST FLOOR LANDING

Loft hatch providing access to loft space.

BEDROOM ONE

13'3 x 10'8 (4.04m x 3.25m)

Radiator, double glazed window to front aspect.

BEDROOM TWO

11'2 x 10'1 (3.40m x 3.07m)

Radiator, exposed wooden floorboards, airing cupboard, double glazed window to rear aspect.

BEDROOM THREE

10' x 7' (3.05m x 2.13m)

Wood laminate flooring, double glazed window to front aspect. This room has been partially sound proofed due to the sellers interest in music.

BATHROOM

Panelled bath with mixer tap, eclectic shower over bath, pedestal wash hand basin with mixer tap, dual flush low level wc, radiator, part tiled walls, extractor for ventilation, double glazed windows to rear aspect with pattern glass for privacy.

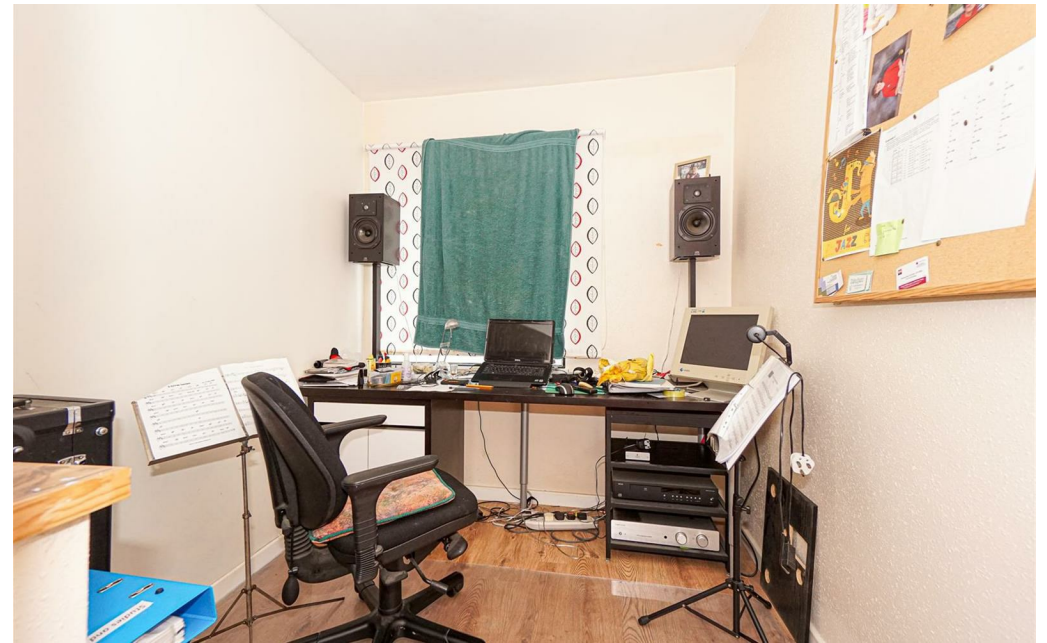
OUTSIDE - FRONT

Block paved drive providing off road parking.

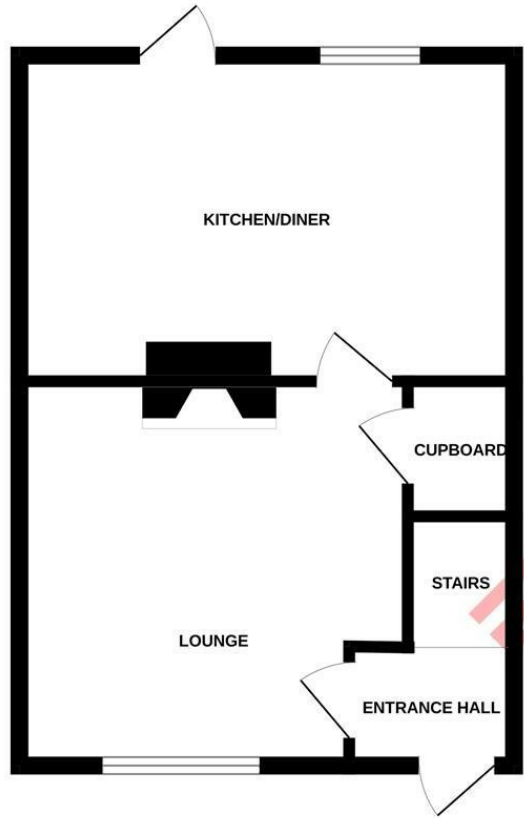
REAR GARDEN

Low-maintenance garden with a brick outbuilding/ shed.

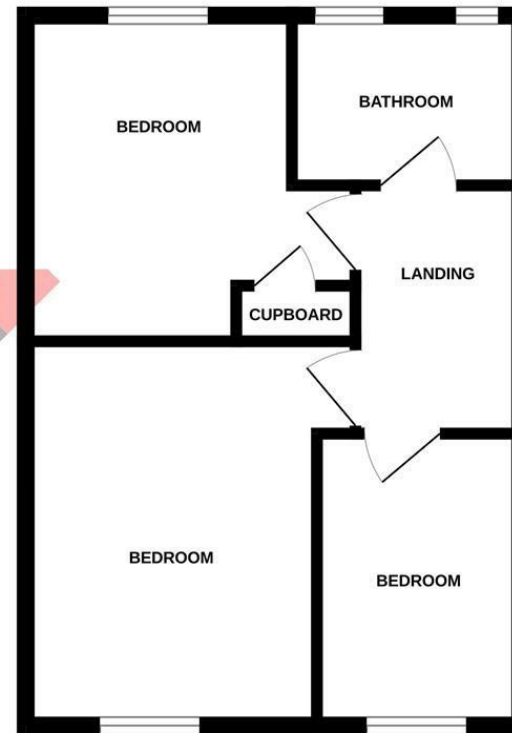
Council Tax Band: B



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 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.