



PCMA
ESTATE AGENTS

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Offers In Excess Of £320,000

Enviably located in the coveted Queens Quarter of Hastings is this OLDER STYLE TWO DOUBLE BEDROOM TERRACED HOUSE conveniently positioned within reach of amenities.

The well-appointed accommodation is arranged over two floors and comprises a spacious entrance hall, lounge, SEPARATE DINING ROOM, MODERN KITCHEN, first floor landing, TWO DOUBLE BEDROOMS and a bathroom. The property enjoys modern comforts including gas fired central heating, double glazing and retains original PERIOD FEATURES & CHARM by the way of PICTURE RAILS, HIGH CEILINGS and FIREPLACE in the master bedroom. The property also has the benefit of a COURTYARD STYLE GARDEN that can be accessed from the dining room or kitchen.

Located within walking distance to Hastings town centre, nearby Morrisons and amenities located on Queens Road, as well as Hastings seafront and promenade. We would highly recommend viewing to avoid missing out, call the owners agents now to book your viewing to avoid disappointment.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Oak flooring, double radiator stairs rising to upper floor accommodation, high ceiling, flowing seamlessly into dining room.

LIVING ROOM

10'9 x 10'8 (3.28m x 3.25m)

Oak flooring, high ceilings with panelling, recessed shelving, television point, bespoke fitted joinery into the alcoves, television point, double radiator, wall and ceiling lighting, double glazed window to front aspect.

DINING ROOM

15'8 x 9'6 (4.78m x 2.90m)

Oak flooring, high ceilings, recessed shelving, bespoke fitted joinery into the alcove, double radiator, under stairs storage cupboard, double glazed French doors to rear aspect allowing for a pleasant outlook and access onto the garden. A few steps down to:

KITCHEN

9'6 x 6'6 (2.90m x 1.98m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring electric hob with oven below and tiled splashbacks, inset one & ½ bowl drainer-sink unit with mixer tap, tiled walls, tiled flooring, wall mounted boiler, integrated washing machine, integrated under counter combination fridge freezer, large double glazed windows to side aspect allowing a pleasant outlook onto the garden and for natural light to floor into the kitchen, double glazed door opening to garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, doors opening to:

BEDROOM ONE

14'2 x 11'2 (4.32m x 3.40m)

Picture rail, fireplace, two radiators, two double glazed windows to front aspect.

BEDROOM TWO

10' x 9'4 (3.05m x 2.84m)

Radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap and tiled splashback, low level wc, double radiator, oak flooring, built in storage, double glazed opaque glass window to side aspect.

OUTSIDE

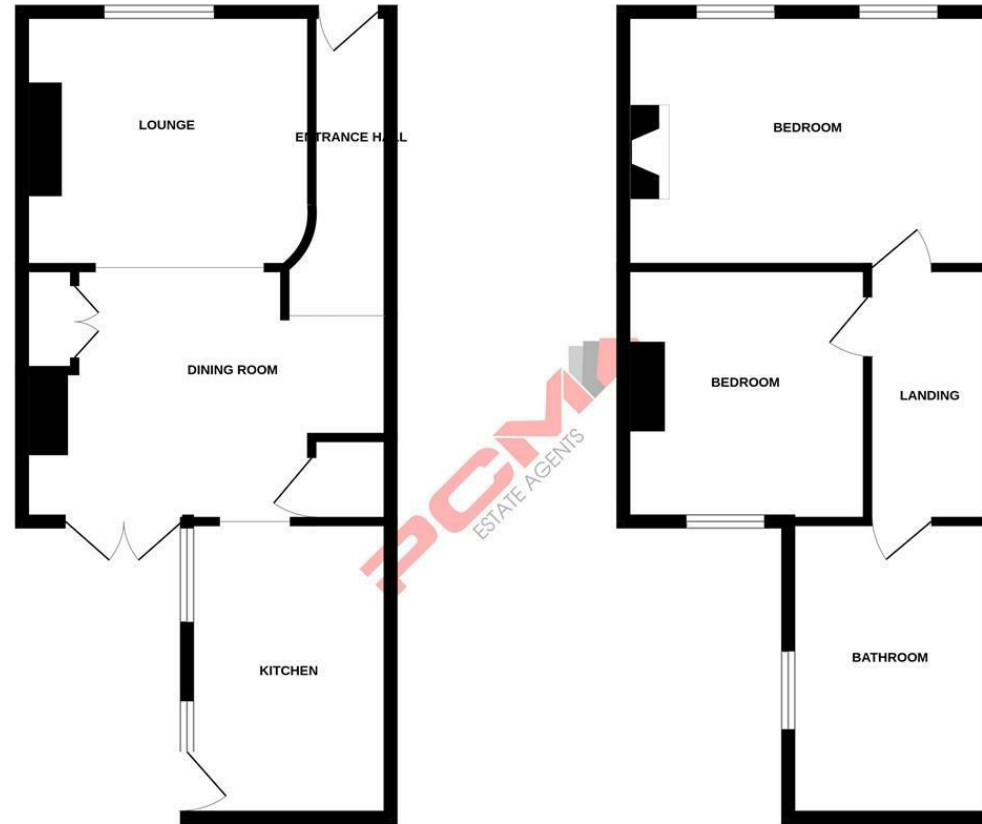
L shaped courtyard style garden with a decked patio opening up onto a paved patio, walled boundaries, space for potted plants and rear gated access.

Council Tax Band: A



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			
(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 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	