



ESTATE AGENTS

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**Offers In Excess Of £335,000**

PCM Estate Agents re delighted to present to the market an opportunity to secure this DETACHED TWO BEDROOM, TWO BATHROOM, HOUSE conveniently located within the sought-after Clive Vale region of Hastings, within walking distance to the amenities that lie within Ore Village. Also within easy reach of Hastings historic Old Town.

Inside, the accommodation comprises an entrance porch, LOUNGE-DINER, MODERN KITCHEN and ground floor bathroom benefitting from UNDERFLOOR HEATING. Upstairs there are TWO BEDROOMS with the larger of the two facing the front and benefitting from a JULIETTE BALCONY allowing for LOVELY VIEWS that extend over rooftops and out to sea, and also a good sized SHOWER ROOM. The property has a LANDSCAPED GARDEN with a patio and section of lawn with LARGE SUMMER HOUSE and a block paved DRIVEWAY to the front. Other modern comforts include gas fired central heating and double glazing.

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

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

Opening to:

#### **PORCH**

Tiled flooring, door to bathroom, double glazed pattern glass window to side aspect, storage cupboard, double glazed pattern glass door opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, vertical radiator, open plan to the kitchen, door opening to lounge-diner.

#### **LOUNGE-DINER**

14'3 x 13'8 (4.34m x 4.17m)

Coving to ceiling, radiator, television point, dual aspect with double glazed window to front and side.

#### **KITCHEN**

12'9 x 11'1 (3.89m x 3.38m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset ceramic one & ½ bowl drainer-sink with mixer tap, space for tall fridge freezer, integrated dishwasher, concealed storage cupboard housing space and plumbing for washing machine as well as offering further storage space, wood laminate flooring with underfloor heating, double glazed window to side aspect. double glazed French doors providing access and outlook onto the garden.

#### **DOWNSTAIRS BATHROOM**

Panelled bath with mixer tap and shower attachment, low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, tiled flooring, ladder style heated towel rail, down lights, underfloor heating, wall mounted vanity unit and a double glazed frosted glass window to rear aspect.

#### **FIRST FLOOR LANDING**

Double glazed window to side and rear aspect, wall mounted cupboard concealed boiler.

#### **BEDROOM ONE**

11'6 x 11'5 (3.51m x 3.48m)

Radiator, built in wardrobes, dual aspect with double glazed window to side and double glazed French doors to:

#### **JULIETTE BALCONY**

With safety balustrade and a lovely outlook over rooftops and out to sea.

#### **BEDROOM TWO**

9'8 x 7'8 (2.95m x 2.34m)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

#### **SHOWER ROOM**

Walk in shower enclosure with shower, vanity enclosed wash hand basin, dual flush low level wc, ladder style heated towel rail, tiled walls, wood laminate flooring, extractor for ventilation, loft hatch providing access to loft space, double glazed obscured glass window to side aspect.

#### **REAR GARDEN**

Landscaped with a sandstone patio abutting the property, few steps up onto a level section of lawn. At the rear of the garden there is a large summer house, fenced boundaries and planted borders. Gated side access to both side elevations providing access to the front.

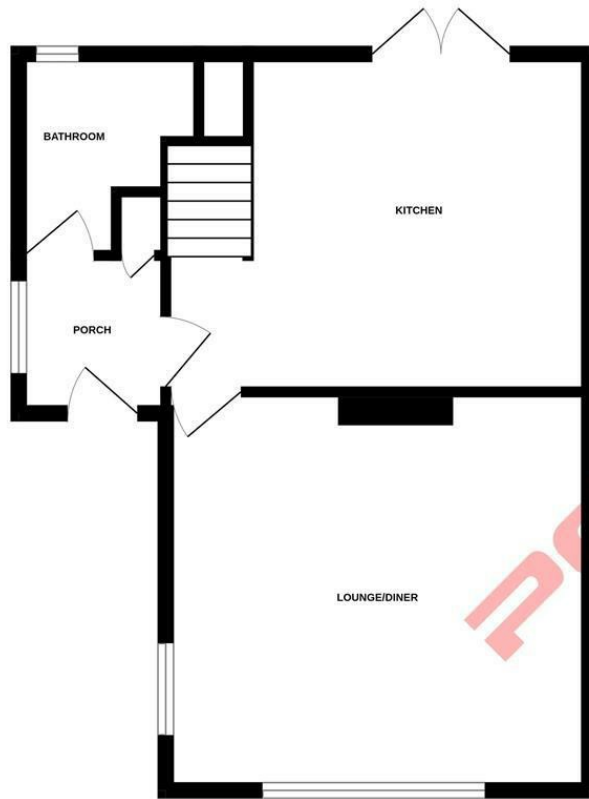
#### **FRONT GARDEN**

Block paved drive providing off road parking, section of lawn retained by brick wall, access down both elevations to the rear garden.

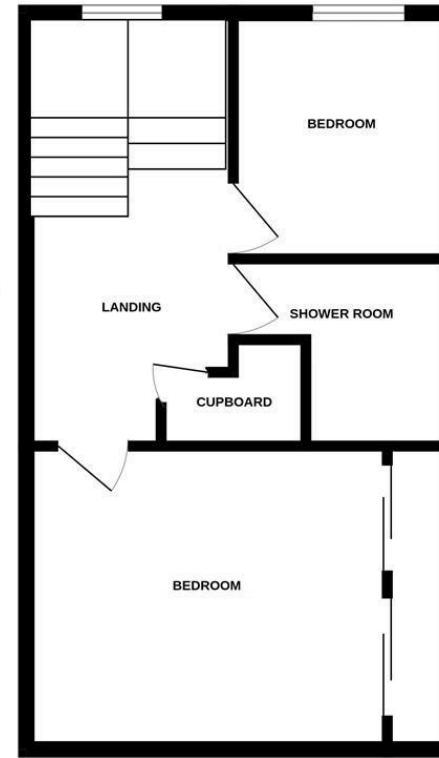
Council Tax Band: C



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	