



ESTATE AGENTS

**62, Fairlight Road, Hastings, TN35 5EA**

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**Price £195,000**

**\*\*CASH BUYERS ONLY\*\***

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE, TERRACED TWO BEDROOM HOUSE, having UNDERGONE IMPROVEMENT by the current owner and offering well-proportioned and well-presented accommodation.

Accommodation comprises a porch onto entrance hall, kitchen, TWO DOUBLE BEDROOMS and a bathroom. The property has modern comforts including gas fired central heating, double glazing and a LOVELY LANDSCAPED GARDEN.

Conveniently positioned within easy reach of amenities within Ore, popular schooling establishments and bus routes. We highly recommend viewing to avoid disappointment, please call the owners agents now to book your viewing to avoid disappointment.

**DOUBLE GLAZED FRONT DOOR**

Leading to;

**PORCH**

Further double glazed door opening onto;

**LIVING ROOM**

11'6" x 10'2" (3.51m x 3.10m)

Double glazed window to front aspect, radiator, television point, wood laminate flooring, partially open plan to:

**KITCHEN**

11'3 x 8'3 (3.43m x 2.51m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, five ring gas hob with separate waist level new fitted electric fan assisted oven, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, continuation of the wood laminate flooring, stairs rising to upper floor accommodation, double glazed window to rear aspect with views onto the garden, door leading to:

**REAR LOBBY**

Space for tall fridge freezer, door to bathroom and door to garden.

**BATHROOM**

White suite comprising a bath, low level wc, wash hand basin, part tiled walls, tiled flooring, heated towel rail, double glazed obscured glass window to rear aspect.

**FIRST FLOOR LANDING**

Doors to:

**BEDROOM ONE**

11'3 x 10'7 (3.43m x 3.23m)

Radiator, double glazed window to front aspect, hatch to loft.

**BEDROOM TWO**

8'10 x 8'5 (2.69m x 2.57m)

Radiator, built in cupboard, double glazed window to rear aspect.

**REAR GARDEN**

Nicely landscaped with fenced boundaries, mainly laid to lawn with a decked patio and a large wooden shed. There is a right of access for neighbouring properties at the back of the house.





TOTAL FLOOR AREA: 503 sq.ft. (46.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(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>			<b>81</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	

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.