

ESTATE AGENTS

**34, Manor Road, Hastings, TN34 3LL**

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**Offers In Excess Of £235,000**



PCM Estate Agents are delighted to offer for sale this THREE BEDROOM, THREE STOREY, MID TERRACED HOUSE located in this popular region of Hastings, within easy reach of the West Hill. The property is offered to the market CHAIN FREE.

Offering spacious and VERSATILE ACCOMODATION arranged over three floors comprising an entrance hallway, lounge, kitchen, first floor landing, BEDROOM and bathroom, whilst to the second floor are TWO FURTHER BEDROOMS. To the rear of the property is a PRIVATE TERRACED GARDEN.

Located within easy reach of the popular West Hill, Hastings town centre, Ore train station and a range of local schooling facilities, making this property an IDEAL FAMILY HOME. Please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, radiator, door to:

#### **INNER HALLWAY**

Archway through to:

#### **LOUNGE**

13'3 x 11'2 (4.04m x 3.40m)

Double glazed window to front aspect, radiator.

#### **KITCHEN**

12'7 x 7'1 (3.84m x 2.16m)

Comprising a range of eye and base level units with worksurfaces over, wall mounted gas fired boiler, stainless steel inset sink with mixer tap, two double glazed windows to rear aspect, radiator.

#### **FIRST FLOOR LANDING**

Door leading to the garden, stairs rising to the second floor accommodation, radiator.

#### **BEDROOM**

14'3 x 10'9 (4.34m x 3.28m)

Double glazed bay window to front aspect, radiator.

#### **INNER HALLWAY**

Wall mounted thermostat control, airing cupboard, door to:

#### **BATHROOM**

8'7 max x 7'2 (2.62m max x 2.18m)

Panelled bath with mixer tap and shower attachment, wc, wash hand basin with tiled splashback, radiator, double glazed obscured window to rear aspect.

#### **SECOND FLOOR LANDING**

Storage cupboard, double glazed window to rear aspect.

#### **BEDROOM**

14'3 max x 10'10 (4.34m max x 3.30m)

Two double glazed windows to front aspect, radiator, loft hatch.

#### **BEDROOM**

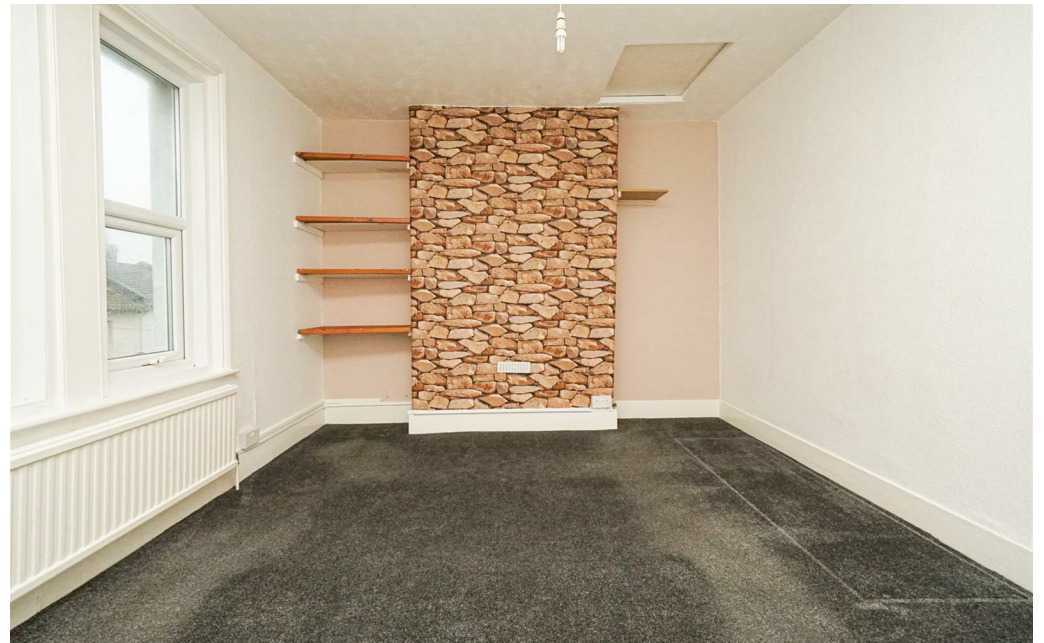
12'1 x 8'9 max (3.68m x 2.67m max )

Double glazed window to rear aspect, radiator.

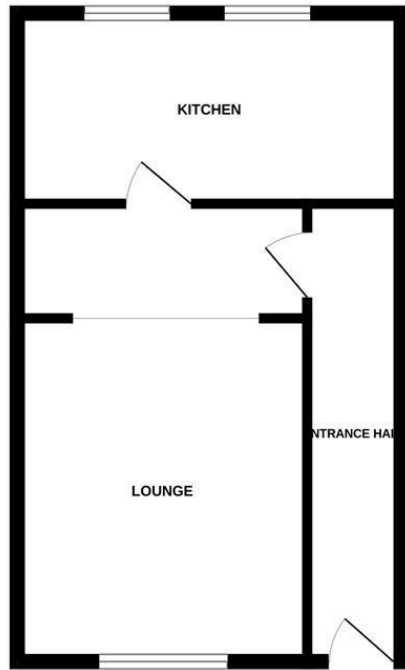
#### **REAR GARDEN**

Private and featuring a decked area ideal for seating, area of artificial lawn, two outbuildings/ storage sheds and enclosed fenced boundaries.

Council Tax Band: B



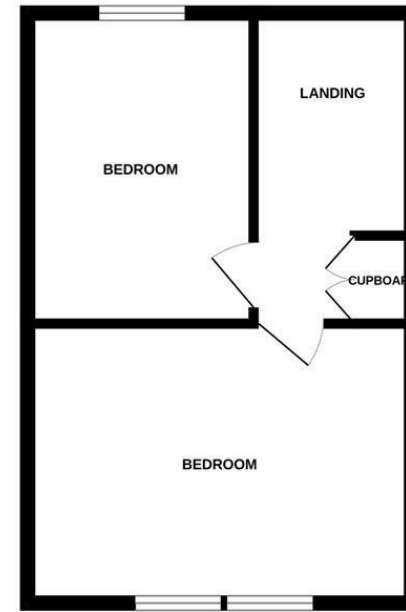
GROUND FLOOR



1ST FLOOR



2ND 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		67	
(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	

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.