



ESTATE AGENTS

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Offers In Excess Of £325,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this TERRACED THREE BEDROOM, THREE STOREY, TOWNHOUSE located on an incredibly sought-after and commanding road, with LOVELY VIEWS off the front of the house over Hastings and even to the sea. Offered to the market CHAIN FREE!

Inside, the property offers well-proportioned and well-presented accommodation arranged over THREE FLOORS comprising an entrance hall leading seamlessly into the hallway, DOWNSTAIRS WC and AMPLE STORAGE, stairs rise to the first floor where there is an inviting LARGE LIVING ROOM which provides access onto a BALCONY with views that can be enjoyed over Hastings to the West Hill and to the sea. From here you enter a GOOD SIZED OPEN PLAN KITCHEN-DINING ROOM with a pleasant outlook and access onto the TERRACED USEABLE LANDSCAPED GARDEN, whilst to the second floor the landing provides access to THREE GOOD SIZED BEDROOMS, two of which have built in wardrobes and a main family shower room. The property has modern comforts to include gas fired central heating and double glazing, OFF ROAD PARKING and a GARAGE.

Conveniently positioned setback from the road in a SLIGHTLY ELEVATED POSITION which allows you to enjoy those LOVELY VIEWS.

Located close by is the picturesque Alexandra Park and bus routes providing access to Hastings town centre and a number of popular schooling establishments. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Storage cupboard, further door opening to:

HALLWAY

Radiator, large storage cupboard housing boiler, door opening to stairs providing access to the first floor accommodation, door to:

DOWNSTAIRS WC

Low level wc, vanity enclosed wash hand basin with tiled splashback, radiator, window with obscured glass to side aspect.

FIRST FLOOR LANDING

Stairs rising to upper floor, into:

LIVING ROOM

20'9 x 15'4 (6.32m x 4.67m)

Double radiator, coving to ceiling, double radiator, single radiator, television point, coving to ceiling, telephone point, double glazed window to front aspect with lovely expansive views off the front of the house across Hastings and to the West Hill, double glazed door opening to:

BALCONY

Ample space for bistro style table and chairs, metal balustrade for safety, also wing for lovely views off the front of the house extending over the West Hill, with partial views of the sea.

KITCHEN-DINER

15'4 x 11'5 (4.67m x 3.48m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with fitted cooker hood over and waist level oven, inset one & 1/2 bowl drainer-sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, space for tall fridge freezer, ample space for dining table, plinth LED lighting, part tiled walls, wood laminate flooring, double glazed window and sliding patio doors to rear aspect allowing for a pleasant outlook and access onto the garden.

SECOND FLOOR LANDING

Loft hatch providing access to loft space, airing cupboard housing immersion heater, doors opening to:

BEDROOM ONE

13'9 x 10'7 (4.19m x 3.23m)

Built in wardrobes, radiator, picture rail, double glazed windows to front aspect with far reaching views off the front of the house over Hastings, towards the West Hill and with partial views of the sea.

BEDROOM TWO

9'7 x 8'4 (2.92m x 2.54m)

Picture rail, radiator, built in wardrobes, double glazed window to rear aspect with views onto the garden.

BEDROOM THREE

10'5 x 6'9 (3.18m x 2.06m)

Picture rail, radiator, double glazed window to rear aspect with pleasant views onto the garden.

SHOWER ROOM

Large corner walk in shower enclosure with shower having rain style shower head and further hand-held shower attachment, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, chrome ladder style heated towel rail, tiled walls, tiled flooring, down lights and extractor for ventilation.

OUTSIDE - FRONT

Driveway providing off road parking, steps up to the front door.

GARAGE

18' x 8'9 (5.49m x 2.67m)

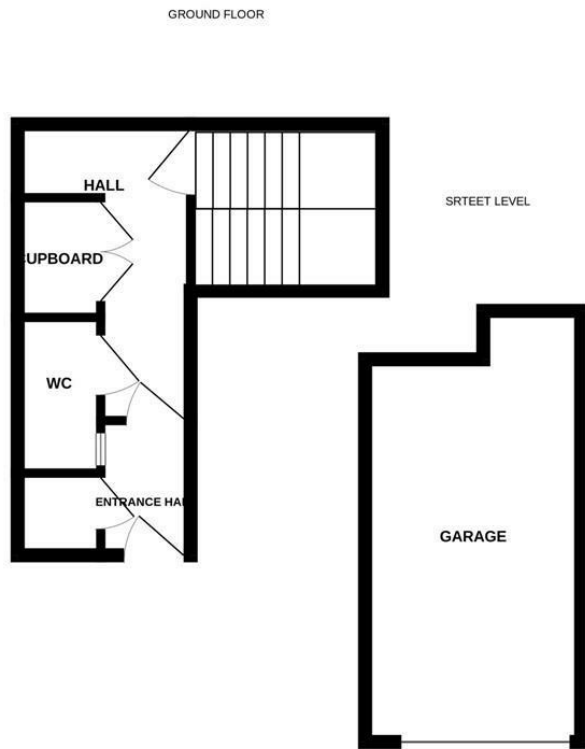
Up and over door, power and light.

REAR GARDEN

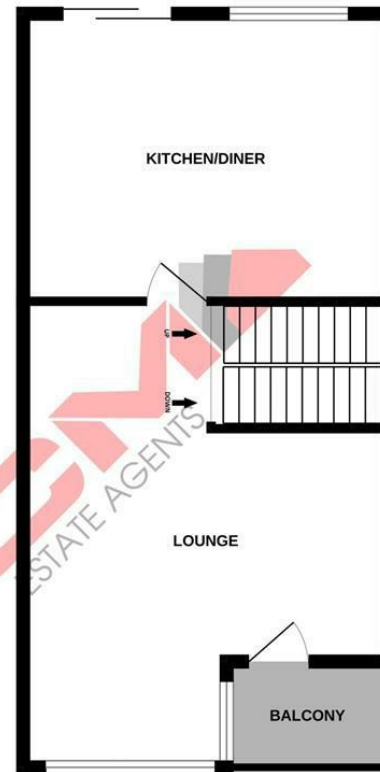
Landscaped and terraced, laid to lawn with useable terraced areas and fenced boundaries. The rear section of the garden is left to the wildlife with trees and seasonal flowers.

Council Tax Band: C





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			
(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	

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.