



ESTATE AGENTS

**2, Leeds Close, Hastings, TN35 5BX**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £220,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this FREEHOLD TWO DOUBLE BEDROOM TERRACED HOUSE tucked away in a quiet private estate, located in the Ore region of Hastings, close to nearby local amenities, Speckled Wood and popular schooling establishments.

Inside, the property offers accommodation arranged over two floors comprising an entrance hall, DUAL ASPECT LOUNGE-DINING ROOM, kitchen, upstairs landing, TWO DOUBLE BEDROOMS both with BUILT IN WARDROBES and a family bathroom. The house offers modern comforts including gas fired central heating and double glazing, it also has the benefit of a FREEHOLD GARAGE located in a block close by.

Please contact the owners agents now to arrange your immediate viewing to avoid disappointment.

### **DOUBLE GLAZED FRONT DOOR**

Opening to:

### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, wood flooring, cupboard concealed electrics, door to:

### **OPEN PLAN DUAL ASPECT LOUNGE-DINING ROOM**

25'4 x 11'8 narrowing to 7'4 (7.72m x 3.56m narrowing to 2.24m)

Under stairs storage cupboard, new radiators, wood flooring, television and telephone points, double glazed window to front with views onto the front garden, double glazed window to rear with views over the rear garden, doorway leading to:

### **KITCHEN**

11'5 x 7'1 (3.48m x 2.16m)

Wall mounted cupboard concealed combi boiler with storage space, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over and oven below, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, double glazed window and door to rear aspect with access onto the garden.

### **FIRST FLOOR LANDING**

Coving to ceiling, doors to:

### **BEDROOM ONE**

11'9 x 11' (3.58m x 3.35m)

Built in wardrobes with mirrored sliding doors, radiator, coving to ceiling, further cupboard over stairs offering additional storage space, double glazed window to front aspect.

### **BEDROOM TWO**

12'6 x 10'1 (3.81m x 3.07m)

Coving to ceiling, radiator, wall mounted vanity enclosed wash hand basin, built in wardrobes, double glazed window to rear aspect.

### **BATHROOM**

Bath with mixer tap, electric shower over bath, glass shower screen, wash hand basin, low level wc, tiled walls, tile effect vinyl flooring, radiator, wall mounted Hyco fan heater, loft hatch providing access to loft space, double glazed pattern glass window to rear aspect.

### **FRONT GARDEN**

Lawned with planted areas, pathway to front door.

### **GARAGE**

Located in a block nearby, with up and over door.

### **REAR GARDEN**

Courtyard style patio garden.

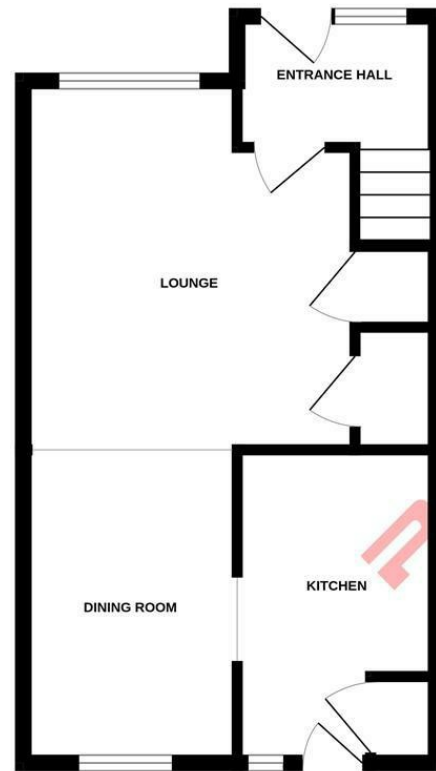
### **AGENTS NOTE**

This property is freehold and does not have to pay any ground rent for the house or garage. The communal areas of Leeds Close and Southview Court are managed by Arko.

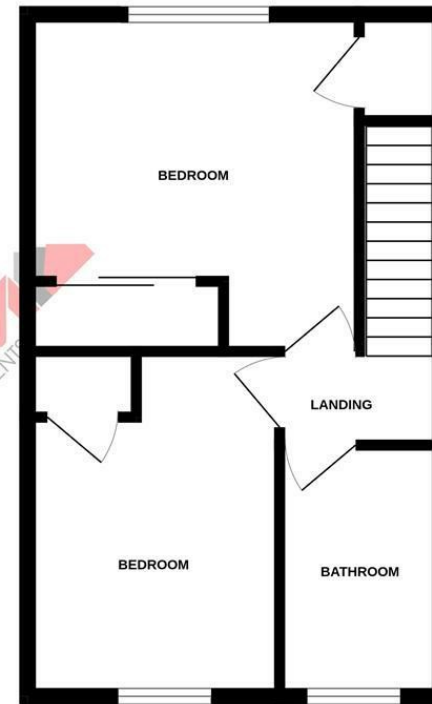
Council Tax Band: B



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			72
(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	

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.