



ESTATE AGENTS

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Price £229,950

A TWO DOUBLE BEDROOM END OF TERRACED VICTORIAN HOUSE with GARAGE and PLEASANT VIEWS, located in the popular West Hill region of Hastings, within easy reach of Hastings historic Old Town and Hastings town centre.

Offered to the market CHAIN FREE and with SPACIOUS ACCOMODATION throughout comprising an entrance hallway, 22ft LOUNGE-DINER with FEATURE OPEN FIREPLACE and separate kitchen, whilst to the first floor there are TWO DOUBLE BEDROOMS and a family bathroom. Externally the property benefits from a PRIVATE REAR GARDEN and a 21ft GARAGE.

Conveniently located within a popular region of Hastings, within easy reach of a range of local schooling facilities, whilst also being considered within easy reach of Hastings Old Town and Hastings Town Centre.

The property offers huge potential and is considered ideal for those LOOKING FOR A HOME TO IMPOVE. Please contact PCM Estate Agents 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:

LOUNGE-DINER

22'1 x 10'11 narrowing to 10' (6.73m x 3.33m narrowing to 3.05m)
Spacious dual aspect room with double glazed window to front aspect, double glazed window to rear aspect, feature open fireplace, exposed wooden floorboards throughout, built in storage cupboards, radiator, door to:

KITCHEN

14'1 x 7'11 (4.29m x 2.41m)
Comprising a range of eye and base level units with worksurfaces over, radiator, double glazed windows to rear and side aspects, door to side aspect leading out to the garden, cupboard housing meters, Ideal boiler.

FIRST FLOOR LANDING

Loft hatch providing access to loft space which is fully boarded for storage and with light and power connected.

BEDROOM

12'5 max x 12'6 (3.78m max x 3.81m)
Double glazed bay window to front aspect enjoying pleasant views, built in storage cupboards, radiator, exposed wooden floorboards.

BEDROOM

13'8 x 8'4 max (4.17m x 2.54m max)
Double glazed window to side aspect, radiator.

BATHROOM

11'3 x 8'4 (3.43m x 2.54m)
Panelled bath with mixer tap and shower attachment, shower screen, wc, wash hand basin, radiator, double glazed obscured window to rear aspect.

REAR GARDEN

Private with enclosed west facing garden with fenced boundaries, gate providing rear access, outside water tap.

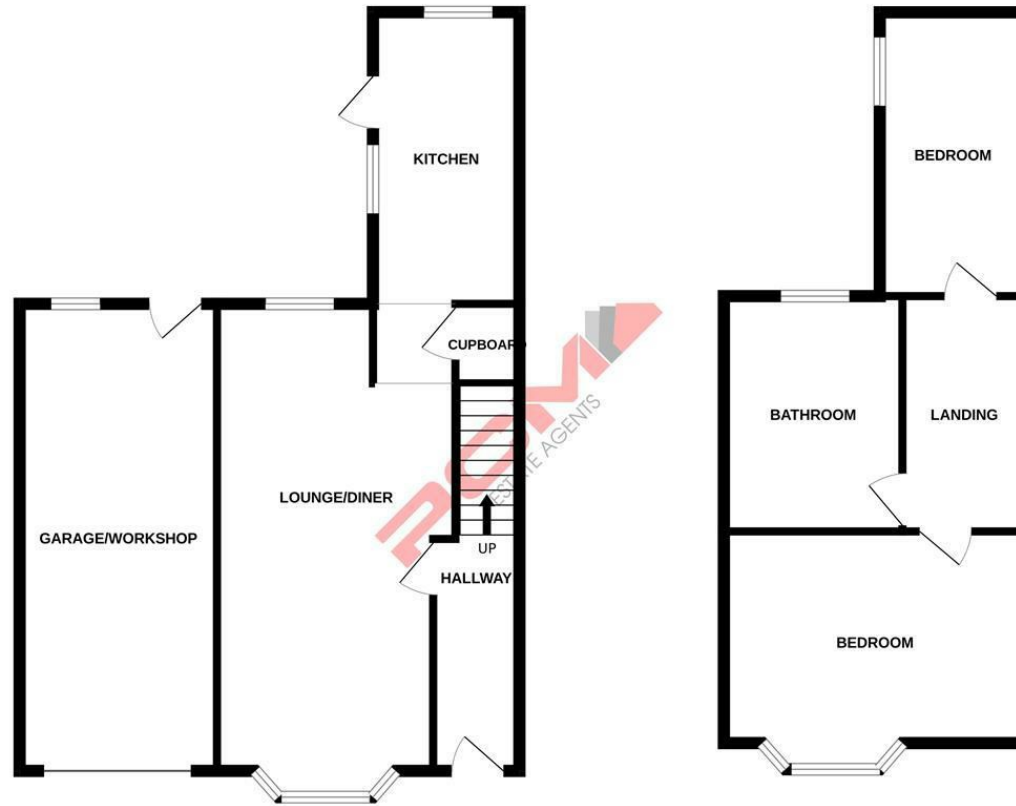
GARAGE/WORKSHOP

21' x 9'6 (6.40m x 2.90m)
Up and over door, power and lighting, window and personal door to rear aspect



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			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(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	