

ESTATE AGENTS

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Offers In Excess Of £280,000

PCM Estate Agents are delighted to offer to the market an opportunity to secure this well-presented TWO BEDROOM, TWO RECEPTION ROOM, VICTORIAN TERRACED HOUSE located in this highly sought-after CLIVE VALE region of Hastings, within easy reach of Hastings Old Town.

The property boasts a BEAUTIFULLY PRESENTED PRIVATE REAR GARDEN and inside benefits from SPACIOUS ACCOMMODATION arranged over two floors comprising an entrance hallway, LOUNGE with OPEN FIREPLACE, 18ft KITCHEN-DINER leading onto a SEPARATE SUN ROOM, whilst to the first floor there are TWO DOUBLE BEDROOMS and a MODERN BATHROOM SUITE.

The property is located in the extremely sought-after Clive Vale region of Hastings, within close proximity to a number of schooling establishments, whilst also being within easy reach of Hastings Old Town and Ore Village.

Please call now to arrange your viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE VESTIBULE

Door to;

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator, wooden floorboards, door to;

LOUNGE

12'10 max x 9'9 (3.91m max x 2.97m)

Feature working fireplace, double glazed bay window to front aspect, wooden floorboards, radiator, television point.

KITCHEN-DINER

18'8 max x 13'1 max (5.69m max x 3.99m max)

Comprising a range of eye and base level units with worksurfaces over, space for gas cooker, space for fridge and freezer, space and plumbing for slimline dishwasher, stainless steel inset sink with mixer tap, dining area offering ample space for dining table and chairs, feature fire surround, under stairs storage/ larder cupboard, radiator.

SUN ROOM

10'10 x 5'10 (3.30m x 1.78m)

Double glazed obscured window and door to rear aspect, radiator, underfloor heating, utility cupboard, space and plumbing for washing machine, wall mounted gas fired boiler, space for fridge freezer, double glazed obscured window to rear aspect.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

13'1 x 10'5 (3.99m x 3.18m)

Two double glazed windows to front aspect, storage cupboard, radiator, wooden floorboards.

BEDROOM

10'5 x 6'8 (3.18m x 2.03m)

Double glazed window to rear aspect, wooden floorboards, storage cupboard, radiator.

BATHROOM

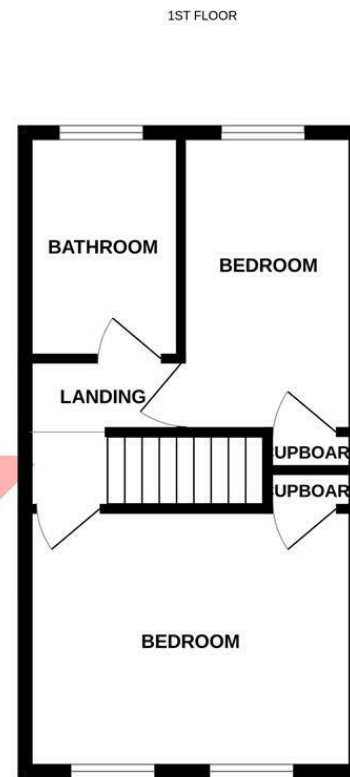
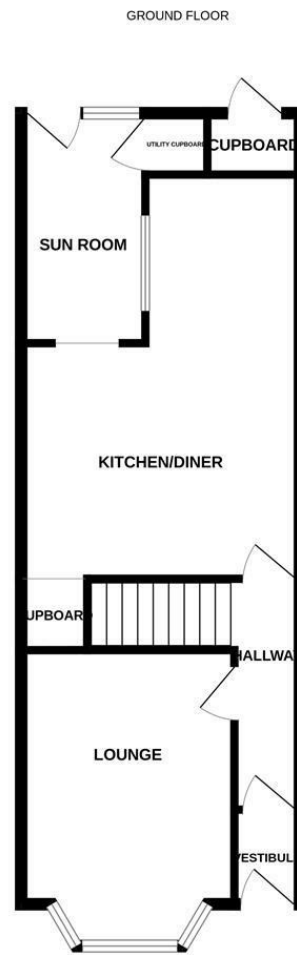
Modern suite comprising panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin with storage below, chrome ladder style radiator, double glazed obscured window to rear aspect.

REAR GARDEN

Private and secluded with patio area ideal for seating and entertaining leading to an area of lawn, further seating area to the rear of the garden, storage shed, range of mature shrubs, enclosed fenced boundaries.

Council Tax Band: B





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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	