



ESTATE AGENTS

68, Manor Road, Hastings, TN34 3LJ

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £300,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this VICTORIAN BAY FRONTED THREE STOREY FOUR BEDROOM HOUSE with SEA VIEWS. Conveniently positioned within easy reach of Alexandra Park and popular schooling establishments. Offered to the market CHAIN FREE!

Arranged over three floors comprising a vestibule, entrance hall, BAY FRONTED LOUNGE, KITCHEN-DINER, ground floor bathroom, first floor landing with TWO DOUBLE BEDROOMS and potential for a shower room and second floor landing with TWO FURTHER DOUBLE BEDROOMS. The property has double glazed windows where stated, gas fired central heating and an ENCLOSED PRIVATE REAR GARDEN.

Pleasant SEA VIEWS can be enjoyed from the first and second floor rear facing accommodation, please call the owners agents now to book your viewing to avoid disappointment.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening to:

VESTIBULE

Gas meter, cupboard concealed consumer unit for the electrics, cornicing, further wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, under stairs recessed area, two radiators, double glazed door to garden.

LIVING ROOM

15'7 into bay x 13'5 (4.75m into bay x 4.09m)

Fireplace, cornicing, television and telephone point, radiator, sash bay window to front aspect.

KITCHEN-DINER

12'6 x 11'8 (3.81m x 3.56m)

Wall mounted boiler, part tiled walls, wood laminate flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, radiator, double glazed window to rear aspect with views down the garden.

BATHROOM

Panelled bath with chrome mixer tap and shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashback, part tiled walls, tiled flooring, ladder style heated towel rail, double glazed obscured glass window to rear aspect.

FIRST FLOOR LANDING

Split level with stairs rising to upper floor accommodation, radiator.

BEDROOM

17'7 max x 15'7 narrowing to 13'2 (5.36m max x 4.75m narrowing to 4.01m)
Cornicing, double radiator, sash bay window and further window to front aspect.

BEDROOM

12'8 x 10'5 (3.86m x 3.18m)

Radiator, double glazed window to rear aspect with lovely views off the back of the house, over the garden and partial views to the sea.

SHOWER ROOM

Currently unfinished but having space and plumbing for a wc and shower, double glazed windows with obscured glass to both side and rear elevations.

SECOND FLOOR LANDING

Loft hatch providing access to loft space, double glazed window to rear aspect with lovely views.

BEDROOM

17'4 x 13'5 (5.28m x 4.09m)

Radiator, coving to ceiling, sash windows to front aspect.

BEDROOM

12'6 x 11' (3.81m x 3.35m)

Piping for a radiator, coving to ceiling, double glazed window to rear aspect with lovely views over the town and sea views.

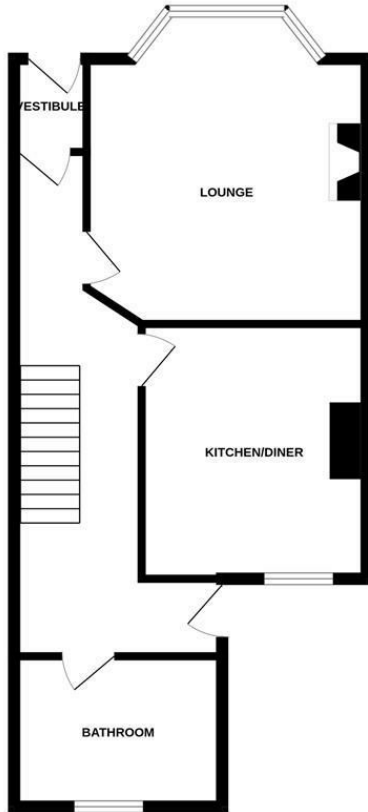
REAR GARDEN

In need of some cultivation and offering ample outside space, with fenced boundaries.

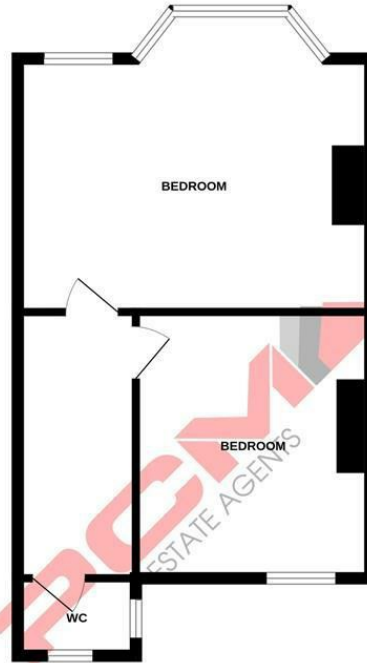
Council Tax Band: B



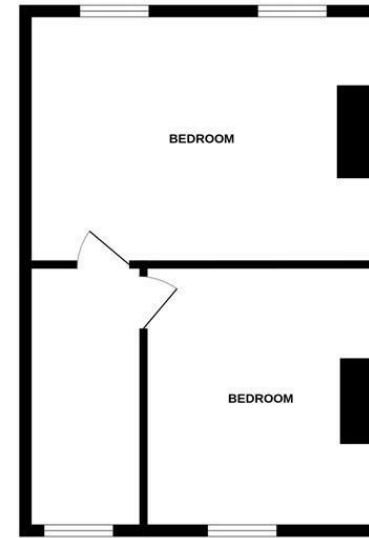
GROUND FLOOR



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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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			
(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	