



ESTATE AGENTS

**78, Rye Road, Hastings, TN35 5DG**

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

**Price £215,000**

PCM Estate Agents are delighted to offer for sale an opportunity to secure this TWO DOUBLE BEDROOM MID-TERRACED HOUSE located within the popular Ore Village region of Hastings, within close proximity to the many amenities that Ore Village has to offer and a range of local schooling facilities.

The property offers accommodation over two floors comprising a LOUNGE OPEN PLAN TO DINING ROOM, MODERN FITTED KITCHEN, rear lobby, downstairs bathroom, first floor landing and TWO DOUBLE BEDROOMS. To the rear of the property is a PRIVATE REAR GARDEN considered family friendly.

Located in this sought-after region of Hastings, the property is considered an IDEAL FAMILY HOME and is offered to the market CHAIN FREE. Please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **LOUNGE**

11' max x 9'10 max (3.35m max x 3.00m max)

Double glazed obscured window to front aspect, storage cupboard, radiator, open plan to:

#### **DINING AREA**

10'10 x 7'1 (3.30m x 2.16m)

Stairs rising to first floor accommodation, under stairs storage area, wall mounted thermostat control, radiator, open plan to:

#### **KITCHEN**

9'6 max x 9' max (2.90m max x 2.74m max)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, space for fridge freezer, column style radiator, stainless steel inset sink with mixer tap, double glazed window to rear aspect, door to:

#### **REAR LOBBY**

Space and plumbing for washing machine, door leading out to the garden, door to:

#### **BATHROOM**

P shaped panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin with storage below, double glazed obscured window to side aspect.

#### **FIRST FLOOR LANDING**

Doors to:

#### **BEDROOM ONE**

11'1 max x 9'9 max (3.38m max x 2.97m max)

Double glazed window to front aspect, radiator.

#### **BEDROOM TWO**

8'5 x 7'7 (2.57m x 2.31m)

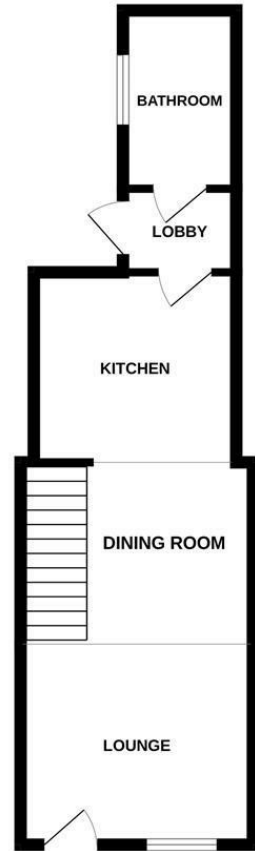
Double glazed window to rear aspect, radiator.

#### **REAR GARDEN**

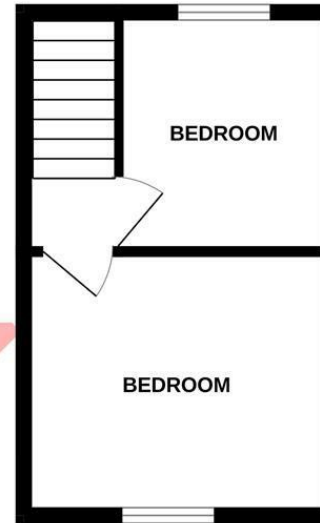
Private and considered family friendly, featuring an area of artificial lawn, pathway leading to a patio area towards the end of the garden, storage shed, enclosed fenced and hedged boundaries.



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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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) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	