



PCMA
ESTATE AGENTS

1, Stone Street, Hastings, TN34 1QD

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

Price £240,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this deceptively spacious TWO/ THREE BEDROOM, THREE STOREY HOUSE offering spacious and versatile accommodation throughout. Located within walking distance to Hastings town centre and the West Hill.

This MID TERRACED PERIOD HOME comprises an entrance hallway, 23ft OPEN PLAN LIVING ROOM-KITCHEN-FAMILY ROOM, first floor landing, TWO GOOD SIZED BEDROOMS, bathroom and SEPARATE WC, whilst to the lower floor are TWO FURTHER ROOMS, one of which is a particularly good size and is currently being used as a bedroom.

The property is conveniently located on this popular road within easy reach of Hastings town centre with its mainline railway station and seafront.

Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

Door leading to:

OPEN PLAN LOUNGE-KITCHEN-FAMILY ROOM

23'6 max x 15'5 max narrowing to 12' (7.16m max x 4.70m max narrowing to 3.66m)

Wood flooring, two radiators, combination of pendant ceiling lighting and inset down lighting from the kitchen area, television point, telephone point, access to stairs rising to upper floor and access point for stairs descending to the lower floor. Kitchen area is fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with extractor over and oven below, inset stainless steel sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, double glazed window to front aspect.

FIRST FLOOR LANDING

Window to rear, door to;

BEDROOM

13'7" x 9'4" narrowing to 5'4" (4.14m x 2.84m narrowing to 1.63m)
Built in wardrobes, radiator, double glazed window to front aspect.

BEDROOM

10'7" x 10'0" (3.23m x 3.05m)

Radiator, coving to ceiling, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, part tiled walls, tiled flooring, extractor fan, chrome ladder style radiator.

SEPARATE WC

Dual flush wc, wash hand basin.

LOWER GROUND FLOOR

Into:

OCCASIONAL ROOM ONE

15'4 max x 13'3 max (4.67m max x 4.04m max)

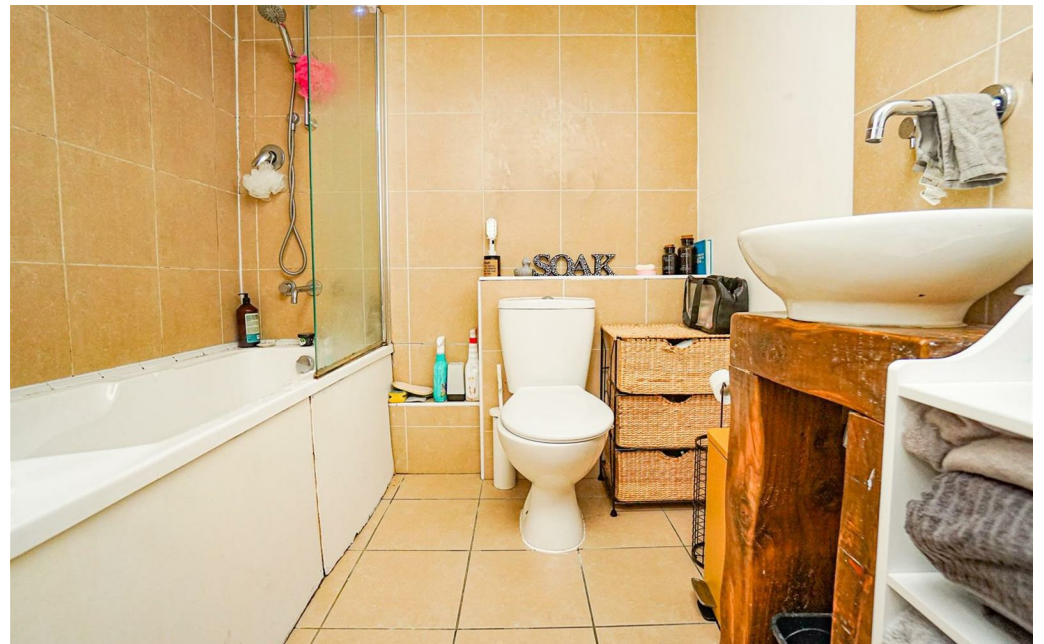
No natural light, currently used as a bedroom offering ample space, radiator, doorway leading to:

OCCASIONAL ROOM TWO

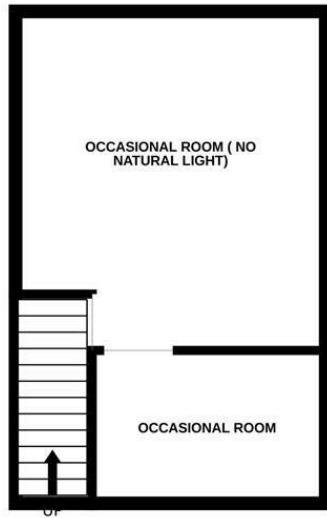
11' x 6'11 (3.35m x 2.11m)

Considered ideal for a dressing room/ office with radiator.

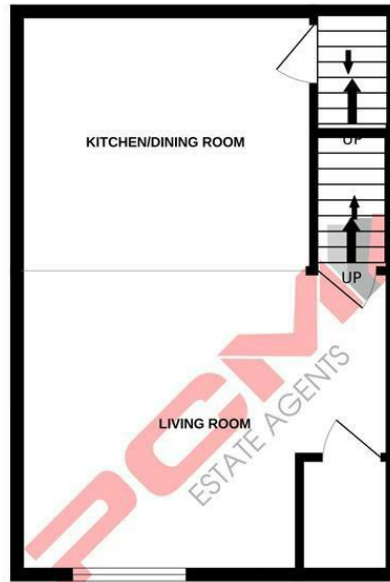
Council Tax Band: A



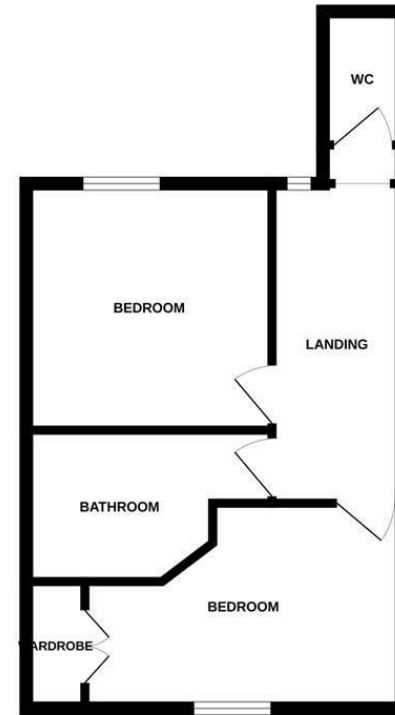
BASEMENT



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) 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	