



ESTATE AGENTS

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Price £318,500

PCM Estate Agents are delighted to present to the market an opportunity to secure this THREE BEDROOM, RED BRICK, VICTORIAN, BAY FRONTED TERRACED HOUSE in a sought-after location. The property has BEAUTIFUL VIEWS extending off the back of the house over Hastings, out to sea and including views of Beachy Head. There is a block paved drive providing OFF ROAD PARKING and a LANDSCAPED FAMILY FRIENDLY GARDEN.

Inside, the well-proportioned and well-presented accommodation comprises a spacious vestibule which leads to the entrance hall, BAY FRONTED LIVING ROOM, separate DINING ROOM, kitchen and DOWNSTAIRS BATHROOM, whilst upstairs you will find a WET ROOM and THREE GOOD SIZED DOUBLE BEDROOMS all located off the spacious landing. There are modern comforts including gas fired central heating and double glazing.

Located on this sought-after road within the northern outskirts of Hastings, close to amenities within Ore Village, popular schooling facilities and bus routes.

This home must be viewed to fully appreciate the convenient position and space on offer, please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

VESTIBULE

High ceilings with dado rail and tile effect vinyl flooring, further wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to first floor accommodation, dado rail, radiator, door opening to dining room which connects to the kitchen and living room.

LIVING ROOM

13'4 x 11'9 (4.06m x 3.58m)

High ceilings with cornicing, picture rail, radiator, television point, solid wood fireplace with stone hearth and inset gas living flame fire, double glazed bay window to front aspect.

DINING ROOM

12'6 x 11'3 (3.81m x 3.43m)

Wood flooring, ceilings with picture rail, under stairs storage cupboard, radiator, solid wood fireplace with stone hearth and inset wood burning stove, double glazed window to rear aspect with views onto the garden.

KITCHEN

13'8 x 8'4 (4.17m x 2.54m)

Wood laminate flooring, part tiled walls, radiator, inset down lights, fitted with a matching range of eye and base level cupboards and drawers with solid wood worktops over, four ring gas hob with waist level oven and separate grill, space for tall fridge freezer, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, wall mounted cupboard concealed boiler, double glazed window and door to side aspect allowing for access and outlook onto the initial section of garden, door to:

DOWNSTAIRS BATHROOM

Panelled bath with mixer tap and shower over bath with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, ladder style heated towel rail, part tiled walls, tiled flooring, double glazed window to rear aspect with views onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, dado rail, doors opening to:

BEDROOM ONE

14'3 x 13' narrowing to 11'6 (4.34m x 3.96m narrowing to 3.51m)

Double radiator, double glazed window and further double glazed bay window to front aspect.

BEDROOM TWO

11'8 x 9'8 (3.56m x 2.95m)

Radiator, double glazed window to rear aspect with pleasant views onto the garden and far reaching views over Hastings, out to sea and including views of Beachy Head.

BEDROOM THREE

9'3 x 9'3 (2.82m x 2.82m)

Radiator, double glazed window to rear aspect with lovely views extending off the back of the house, over rooftops, out to sea and including views of Beachy Head.

WET ROOM

Chrome wall mounted shower fixings, waterfall style shower head and further hand-held shower attachment, dual flush low level wc, tiled walls, non-slip flooring, double glazed window to side aspect.

REAR GARDEN

Landscaped with a decked patio abutting the property, fenced boundaries, planted areas and a wooden shed. The garden enjoys a sunny and private aspect.

OUTSIDE - FRONT

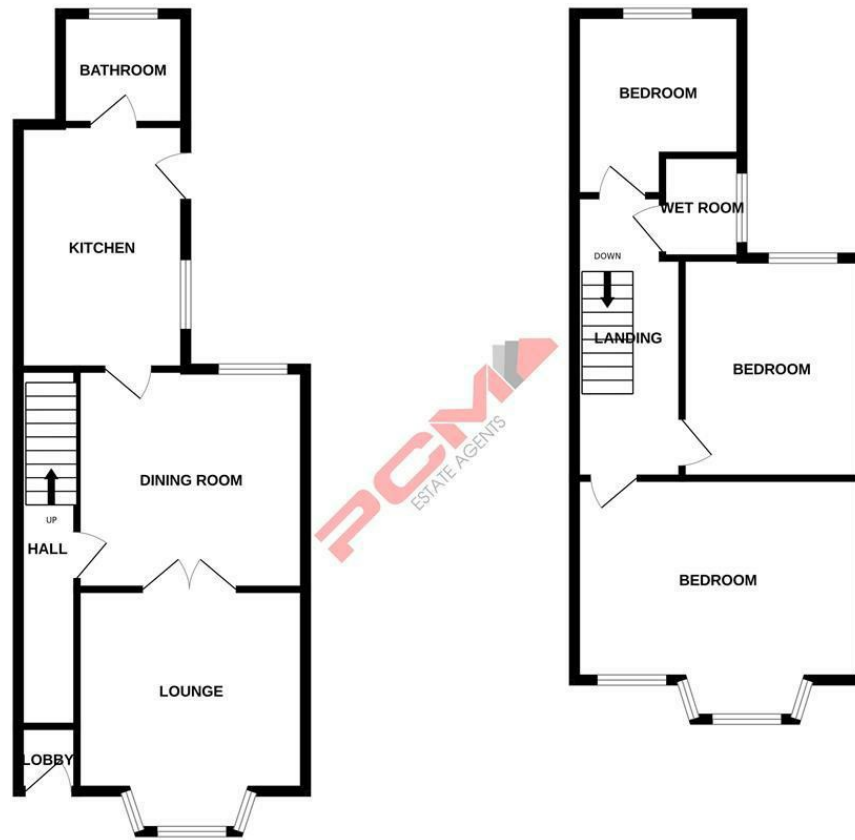
Block paved driveway providing off road parking.

Council Tax Band: B



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			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	