



ESTATE AGENTS

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

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**Price £210,000**

PCM Estate Agents welcome to market this BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACED HOUSE with PRIVATE FRONT GARDEN and ALLOCATED PARKING. Located off the main road in the popular Ore Village region of Hastings. The property is exceptionally well-presented throughout and enjoying SEA VIEWS from the front aspect.

Accommodation comprises an entrance porch, lounge, BEAUTIFULLY PRESENTED MODERN FITTED KITCHEN and MODERN BATHROOM SUITE, whilst to the first floor are TWO BEDROOMS with the master enjoying the aforementioned views. Externally the property benefits from a PRIVATE FRONT GARDEN which enjoys a SOUTHERLY ASPECT in addition to ALLOCATED PARKING.

Located in the popular Ore Village region of Hastings, within easy reach of many amenities that Ore has to offer plus a range of local schooling facilities. The property is considered an ideal FIRST TIME HOME, please call now to arrange your immediate viewing to avoid disappointment.

#### **DOORWAY TO ENTRANCE PORCH**

Windows to front and side aspects, private front door to:

#### **LOUNGE**

11'3 max x 9'11 max (3.43m max x 3.02m max )

Built in storage cupboard, double glazed window to front aspect, radiator, doorway to:

#### **KITCHEN**

8'10 x 6'6 (2.69m x 1.98m)

Beautifully presented modern fitted kitchen comprising a range of eye and base level units with quartz worksurfaces over, Neff induction hob, integrated AEG oven, inset sink with flexi-mixer tap, under stairs storage with space for fridge freezer, stairs rising to first floor accommodation, door to:

#### **BATHROOM**

8'10 x 5' max (2.69m x 1.52m max )

Modern suite comprising panelled bath with mixer tap, rainfall style shower attachment and shower screen, wash hand basin with storage below, dual flush wc, chrome ladder style radiator, utility cupboard, space and plumbing for

washing machine, wall mounted gas fired boiler, chrome ladder style radiator, door to rear aspect.

#### **FIRST FLOOR LANDING**

Leading to:

#### **BEDROOM**

11'6 max x 9'8 (3.51m max x 2.95m)

Double glazed window to front aspect enjoying pleasant far reaching sea views and views of Beachy Head, exposed wooden floorboards throughout, radiator.

#### **BEDROOM**

8'10 x 6'7 (2.69m x 2.01m)

Exposed wooden floorboards, double glazed window to rear aspect, radiator.

#### **OUTSIDE - FRONT**

Private garden with area of artificial lawn, two patio areas ideal for seating and entertaining and an enclosed fenced and hedged boundary, with gated access and allocated parking.

#### **OUTSIDE - REAR**

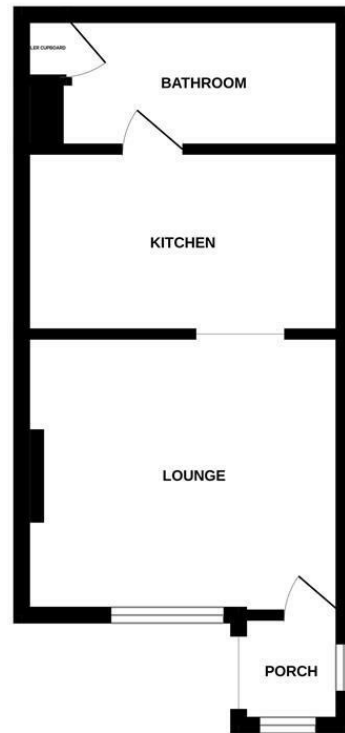
To the rear of the property is a pathway across the terraces.

Council Tax Band: A

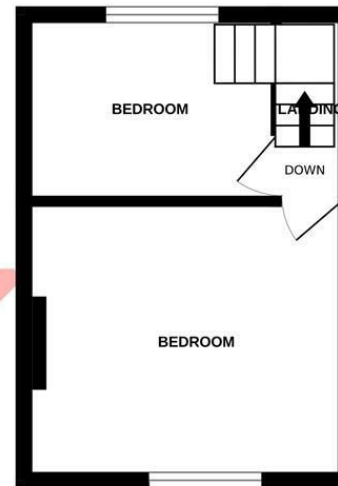




GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>73</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 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	

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.