



PCMA
ESTATE AGENTS

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Price £280,000

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this ATTRACTIVE RED BRICK BAY FRONTED VICTORIAN THREE BEDROOMED TERRACED HOUSE conveniently located just a short walk from Hastings Old Town and amenities located within Ore.

The property offers well-proportioned accommodation arranged over two floors comprising a spacious entrance hall, OPEN PLAN LOUNGE-DINING ROOM-KITCHEN with the ability to close off the living room and have it separate to the kitchen-diner, doors provide access from the kitchen-diner to a GOOD SIZED GARDEN with a stone patio abutting the property and a BRICK BUILT BARBEQUE AREA, the garden is IDEAL FOR FAMILIES. Upstairs, the landing provides access to THREE BEDROOMS and a NEWLY FITTED BATHROOM SUITE. There are benefits including gas fired central heating and double glazing.

The property is offered to the market with the vendors having found a suitable property to purchase, please call the owners agents now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE HALL

Stairs rising to upper accommodation, exposed wooden flooring, coved ceiling, radiator, telephone point, under stairs storage cupboard, window to front aspect, door to:

LIVING ROOM

10'3" x 10'2" (3.12m x 3.10m)

Coved ceiling, exposed floorboards, feature open fireplace, tiled hearth, built in shelving, tv point, double radiator, double glazed bay window to front aspect, french wooden bi-folding doors opening to:

OPEN PLAN DINING ROOM

15'6" x 9'11" (4.72m x 3.02m)

Dining area: Exposed wooden floorboards, return door to hallway, double glazed french doors onto garden, dining room opens up onto;

OPEN PLAN KITCHEN

11'0" x 5'8" (3.35m x 1.73m)

Fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with oven and grill below, inset circular stainless steel sink with mixer tap, space and plumbing for washing machine, space for tall fridge/freezer, wall mounted boiler, tiled floor, part tiled walls, double glazed window to rear aspect with pleasant views over the garden.

FIRST FLOOR LANDING

Trap hatch to loft space, wood effect laminate flooring, airing cupboard.

BEDROOM ONE

15'4" x 10'6" (4.67m x 3.20m)

Wood effect laminate flooring, radiator, double glazed bay window to front aspect.

BEDROOM TWO

13'10" x 9'0" (4.22m x 2.74m)

Wood effect laminate flooring, radiator, double glazed window to rear aspect with pleasant views over rear garden.

BEDROOM THREE

9'8" x 6'3" (2.95m x 1.91m)

Coved ceiling, radiator, wood effect laminate flooring, double glazed window to front aspect.

BATHROOM

Newly fitted suite comprising a panelled bath with electric shower over, low level wc, pedestal wash hand basin, radiator, partially aquaborded walls, double glazed window to rear aspect.

FRONT GARDEN

Private enclosed courtyard style front garden, cast iron gate, pathway to front door.

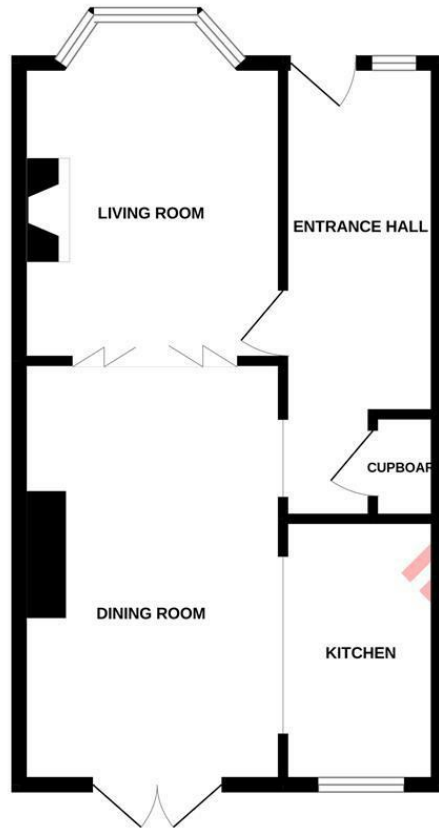
REAR GARDEN

Accessed via the dining room, flagstone patio area, brick built BBQ, patio gives way to an area of lawn, waist high fence, gate opening onto rear section of garden sheltered by trees, wooden shed. The garden benefits from afternoon and evening sun. Distant sea view and towards Beachy Head.

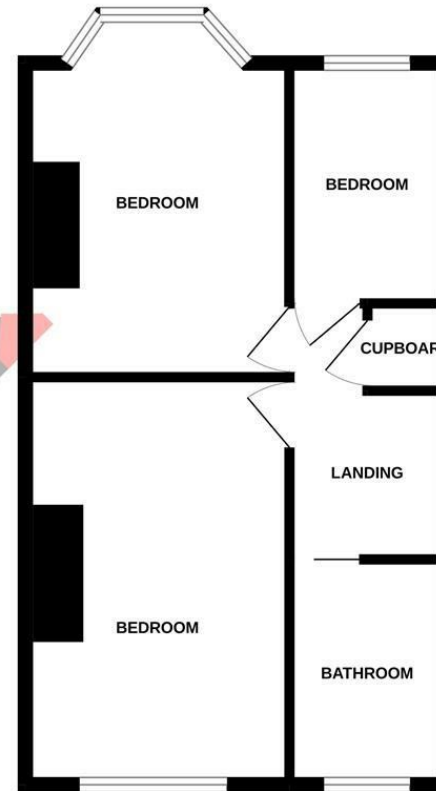
Council Tax Band: B



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		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	