



ESTATE AGENTS

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Price £200,000

Offered to the market CHAIN FREE is an opportunity to acquire this OLDER STYLE BAY FRONTED TERRACED THREE BEDROOM HOUSE in need of refurbishment and offering well-proportioned versatile accommodation on this sought-after road within Hastings.

Positioned within easy reach of amenities, bus routes and popular schooling establishments, this THREE BEDROOM HOUSE offers accommodation arranged over two floors comprising an entrance hall, DUAL ASPECT OPEN PLAN 32ft LOUNGE-DINER, kitchen and bathroom, whilst upstairs there are THREE DOUBLE BEDROOMS off the landing. There is also an ENCLOSED LOW-MAINTENANCE PATIO GARDEN offering ample outside space to sit out and enjoy.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Wall mounted cupboards concealed box with meters, wooden partially glazed door opening to:

OPEN PLAN LOUNGE-DINER

32'6 into bay narrowing to 25'4 x 12'6 (9.91m into bay narrowing to 7.72m x 3.81m)

Only separated by stairs to upper floor accommodation, dual aspect with double glazed bay window to front, double glazed door opening to garden, under stairs storage cupboard, two wall mounted gas fire's, door to:

KITCHEN

8'5 x 7' (2.57m x 2.13m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over and oven below, inset drainer-sink unit with mixer tap, space for tall fridge freezer, part tiled walls, wood laminate flooring, double glazed window to side aspect, door to:

BATHROOM

Panelled bath with mixer tap and shower attachment, low level wc, pedestal

wash hand basin, wall mounted boiler for hot water, double glazed window with pattern glass to side and rear aspects.

FIRST FLOOR LANDING

Loft hatch providing access to loft space.

BEDROOM ONE

12'6 x 12'5 (3.81m x 3.78m)

Recessed shelving, double glazed window to front aspect, built in over stairs cupboard.

BEDROOM TWO

13'9 x 9'8 (4.19m x 2.95m)

Built in cupboard over stairs, double glazed window to rear aspect.

BEDROOM THREE

14'4 x 7'1 (4.37m x 2.16m)

Double glazed window to rear aspect.

FRONT GARDEN

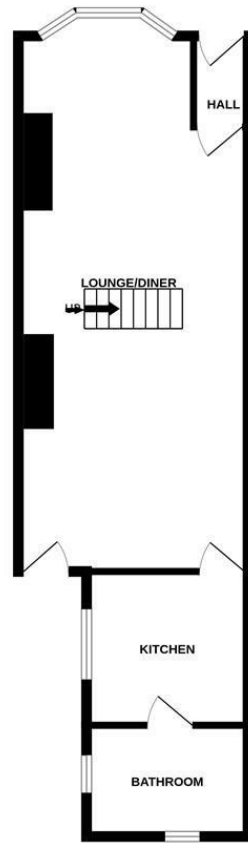
Enclosed and retained by wall and fence, gated access to pathway leading to the front door.

REAR GARDEN

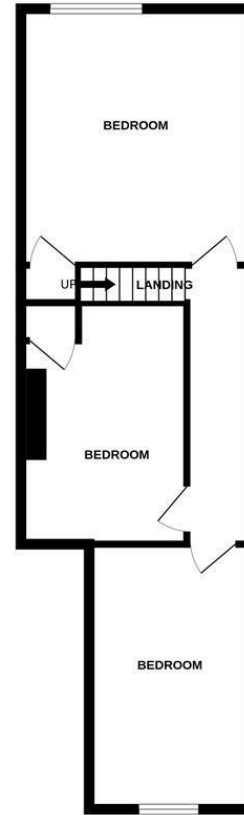
Low maintenance patio garden offering ample outside space, two wooden sheds, planted borders, outside water tap.



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) 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		