



ESTATE AGENTS

**28, St. Marys Road, Hastings, TN34 3LN**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £220,000**



PCM Estate Agents offer an opportunity to secure this spacious FOUR BEDROOMED, MID TERRACED PERIOD HOME, located in a popular region of Hastings, within easy reach of the popular West Hill and Ore railway station. Offered to the market CHAIN FREE.

Benefitting from spacious accommodation throughout comprising a vestibule, entrance hallway, lounge, KITCHEN-DINER, downstairs SHOWER ROOM, separate wc, SUN ROOM, first floor landing and FOUR BEDROOMS. Externally the property also benefits from a PRIVATE REAR GARDEN. Whilst the property could benefit from some modernisation, it offers HUGE POTENTIAL for those looking for a HOME TO IMPROVE.

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

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE VESTIBULE**

Door to:

#### **HALLWAY**

Stairs rising to first floor accommodation, under stairs storage area, storage cupboards, two radiators.

#### **LOUNGE**

15' max x 11'7 max (4.57m max x 3.53m max)  
Double glazed bay window to front aspect, radiator.

#### **KITCHEN-DINER**

12'5 x 9'8 (3.78m x 2.95m)  
Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, stainless steel inset sink with mixer tap, radiator, double glazed window to rear aspect.

#### **DOWNSTAIRS SHOWER ROOM**

Walk in shower with shower screen, dual flush wc, wash hand basin, ladder style radiator, further radiator, two double glazed obscured windows to rear aspect.

#### **SEPARATE WC**

Dual flush wc, wash hand basin.

#### **SUN ROOM**

Double doors to rear aspect leading out to the garden.

#### **FIRST FLOOR LANDING**

Doors to:

#### **BEDROOM**

12'4 x 8'10 max (3.76m x 2.69m max)  
Double glazed window to front aspect, radiator.

#### **BEDROOM**

8'11 x 5'11 (2.72m x 1.80m)  
Double glazed window to front aspect, radiator.

#### **BEDROOM**

12'5 x 9'9 (3.78m x 2.97m)  
Double glazed window to rear aspect, radiator.

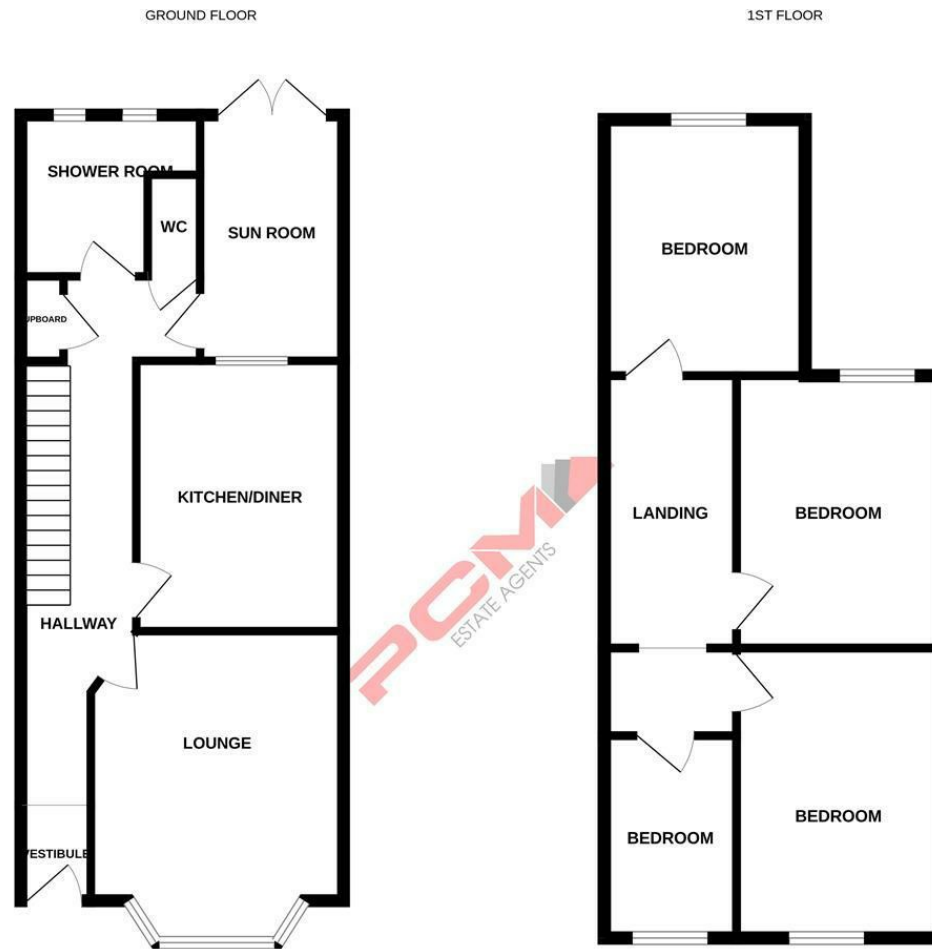
#### **BEDROOM**

11'1 x 8'10 (3.38m x 2.69m)  
Double glazed window to rear aspect, radiator.

#### **GARDEN**

Private rear garden, enclosed fenced and walled boundaries, mainly laid with artificial lawn.





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.  
Made with Mempro ©2024

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) <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 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	