



ESTATE AGENTS

**6, Speckled Wood, Hastings, TN35 5AH**

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**Offers In Excess Of £370,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE GRADE II LISTED FOUR/FIVE BEDROOM DOUBLE FRONTED TERRACED FAMILY HOME tucked away in a quiet location set around a PRETTY RESIDENTS COURTYARD and offering OFF ROAD PARKING for two vehicles. There is also an attractive COURTYARD STYLE WALLED REAR GARDEN offering ample outside space to sit out and entertain.

This VERSATILE THREE STOREY DOUBLE FRONTED HOME offers modern comforts including gas fired central heating and well-proportioned accommodation. Inside, you are greeted by a spacious entrance hall, with a DOWNSTAIRS WC, OPEN PLAN KITCHEN-DINER with access onto the attractive walled courtyard garden, and a FORMAL DINING ROOM. Depending on how you are wanting to utilise the rooms, the formal dining room could be adapted for use as a living room.

To the first floor there is a spacious dual aspect landing that provides access to a BEDROOM that is currently used as a living room, FURTHER BEDROOM and a bathroom, whilst to the second floor there are THREE FURTHER WELL-PROPORTIONED BEDROOMS: one of which is the MASTER BEDROOM with an EN SUITE SHOWER ROOM.

Conveniently positioned within easy reach of amenities within Ore, and also within reach of nearby popular schooling establishments whilst having good links to Hastings historic Old Town and St Leonards.

We highly recommend viewing this VERSATILE THREE STOREY CHARACTERFUL FAMILY HOME, please call the owners agents now to book your viewing.

#### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Bright and spacious with stairs rising to the upper floor accommodation, radiator, under stairs storage cupboard, dado rail, cupboard concealed consumer unit for the electrics, coving to ceiling, doors opening to:

#### **DOWNSTAIRS WC**

Low level wc, vanity enclosed wash hand basin with mixer tap, radiator, part tiled walls, tiled flooring, sash pattern glass window to rear aspect.

#### **LIVING ROOM**

17'1 x 9'9 (5.21m x 2.97m)

Currently used as a dining room, radiator, wood flooring, coving to ceiling, dual aspect with sash windows to front aspect onto the enclosed communal courtyard and to the rear aspect onto your own private enclosed walled courtyard style garden.

#### **KITCHEN-DINER**

17'1 x 9'3 (5.21m x 2.82m)

Tiled flooring, radiator, tiled flooring, part tiled walls, wall mounted boiler, coving to ceiling, down lights, dual aspect with sash windows to front aspect looking over the enclosed communal courtyard and a wooden partially glazed door opening onto the private walled courtyard garden. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset one & ½ bowl ceramic drainer-sink with mixer tap, space and plumbing for dishwasher, washing machine and under counter fridge, further space for tall fridge freezer.

#### **FIRST FLOOR LANDING**

Wood flooring, radiator, stairs rising to the second floor, dado rail, dual aspect with sash windows to both front and rear elevations, doors to:

#### **BEDROOM**

17'2 x 9'9 (5.23m x 2.97m)

Wood flooring, radiator, television point, currently utilised as a living room, dual aspect with sash windows top both front and rear elevations.

#### **BEDROOM**

10'8 x 9'9 (3.25m x 2.97m)

Radiator, sash window to rear aspect

#### **BATHROOM**

Large jacuzzi corner style bathtub with mixer tap, wet room style shower with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, tiled walls, tiled flooring, ladder style heated towel rail, down lights, extractor fan for ventilation, sash window to front aspect.

#### **SECOND FLOOR LANDING**

Partially vaulted ceiling with exposed beams, wood flooring, dado rail, sash window to front aspect with lovely views extending over rooftops and including views of the sea.

#### **MASTER BEDROOM**

12'9 x 10' (3.89m x 3.05m)

Wood flooring, radiator, exposed beams, built in wardrobe with sliding doors, sash window to front aspect having lovely far reaching views over rooftops and to the sea, door to:

#### **EN SUITE**

Continuation of the wood flooring, large walk in shower enclosure with shower, low level wc, vanity enclosed wash hand basin, wall mounted vanity unit, radiator, pattern glass sash window to rear aspect.

#### **BEDROOM**

9'7 x 8'4 (2.92m x 2.54m)

Radiator, exposed beams, sash window to front aspect with pleasant views over rooftops and to the sea.

#### **BEDROOM**

9'8 x 8'7 (2.95m x 2.62m)

Radiator, exposed beams, sash window to rear aspect.

#### **OUTSIDE - FRONT**

The house is set back from the road in an enclosed square with pedestrian access only to the front. The front courtyard is shared between neighbouring properties with planted trees.

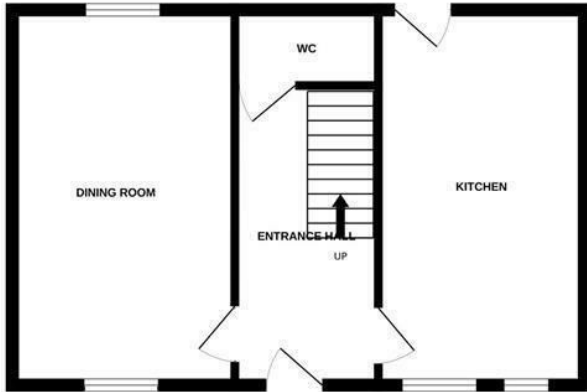
#### **REAR GARDEN**

Enclosed and walled with rear gated access, combination of block paving and sandstone patio, parking for two vehicles to the rear. The garden offers a low-maintenance ample outside space to sit out and entertain.

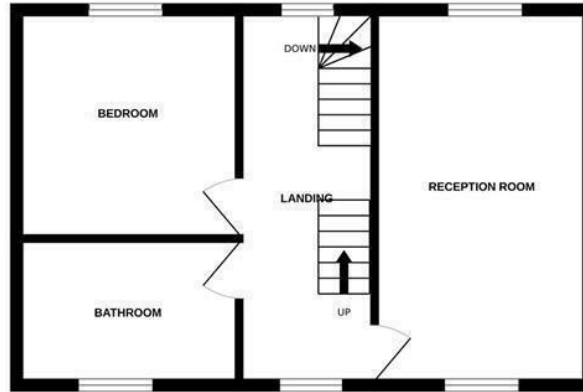
Council Tax Band: D



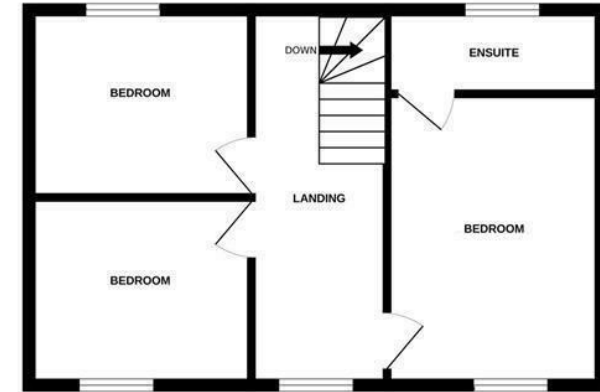
GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 sq.m.) approx.

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) <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	