



ESTATE AGENTS

63, Linley Drive, Hastings, TN34 2DD

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £250,000

PCM Estate Agents are delighted to offer to the market this CHAIN FREE, THREE BEDROOM, MID TERRACED HOUSE with spacious accommodation throughout.

Accommodation comprises an entrance hallway, lounge, 16ft MODERN KITCHEN-DINER with access to the garden, first floor landing, THREE GOOD SIZED BEDROOMS and a family bathroom. To the rear of the property is a PRIVATE AND SECLUDED FAMILY FRIENDLY REAR GARDEN.

The property is located in a popular region of Hastings, within easy reach of a range of local schooling facilities whilst also being within easy reach of Alexandra Park and Hastings town centre. Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Radiator, stairs rising to upper floor accommodation.

LOUNGE

12'11 max x 12'7 (3.94m max x 3.84m)

Double glazed window to front aspect, radiator, under stairs storage cupboard, door to:

KITCHEN-DINER

16' x 9'114 (4.88m x 2.74m)

Modern and comprising a range of eye and base level units with worksurfaces over, five ring gas hob with extractor above, oven and grill below, stainless steel inset sink with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, double glazed window to rear aspect, breakfast bar, dining area offering ample space for dining table and chairs, space for American style fridge freezer, double glazed double doors to rear aspect leading out to the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, door to:

BEDROOM

12'8 x 10'5 (3.86m x 3.18m)

Double glazed window to front aspect, radiator.

BEDROOM

10'1 x 9'9 (3.07m x 2.97m)

Double glazed window to rear aspect, radiator, airing cupboard.

BEDROOM

9'8 x 7'2 (2.95m x 2.18m)

Double glazed window to front aspect, radiator.

BATHROOM

7'8 x 5'5 (2.34m x 1.65m)

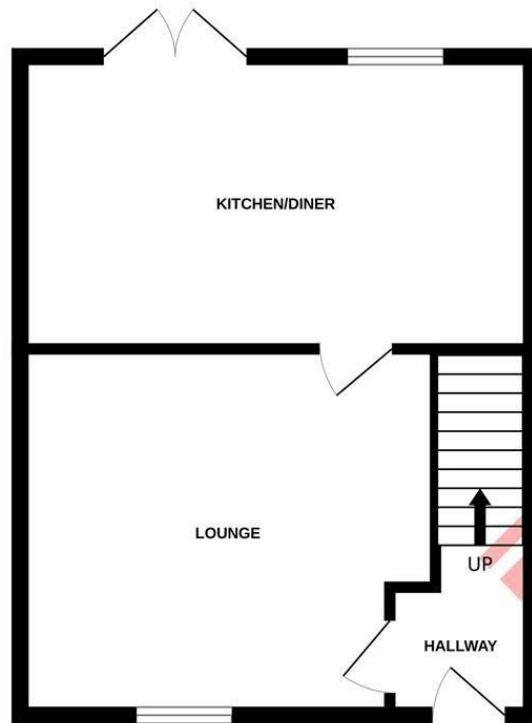
Panelled bath with mixer tap and shower attachment, wc, wash hand basin, part tiled walls, chrome ladder style radiator, two double glazed obscured windows to rear aspect.

REAR GARDEN

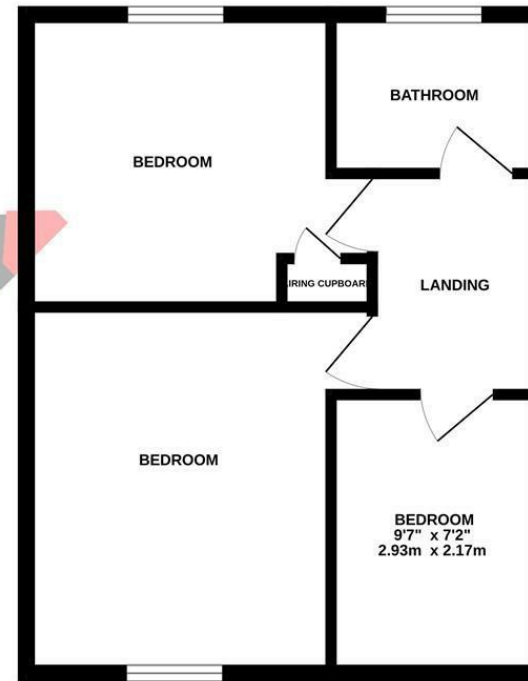
Private and family friendly with a patio area ideal for seating and entertaining, area of artificial lawn, further patio/ gravel area providing further seating and a storage shed.



GROUND FLOOR



FIRST 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			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	

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.