



ESTATE AGENTS

2, Crowborough Road, Hastings, TN35 5EF

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

Offers In Excess Of £210,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this END OF TERRACED OLDER STYLE TWO DOUBLE BEDROOMED HOUSE, offered to the market CHAIN FREE and conveniently positioned within the northern outskirts of Hastings, with FAR REACHING VIEWS over the town and even extending to the sea.

Modern comforts include gas fired central heating and double glazing, and the property is offered to the market with well-proportioned accommodation IN NEED OF REFURBISHMENT throughout and offering POTENTIAL TO IMPROVE.

The entrance hall provides access to a DUAL ASPECT BAY FRONTED LIVING ROOM with OPEN FIRE, there is a kitchen with additional room on the ground floor which could be utilised as a UTILITY ROOM. Upstairs the landing provides access to TWO LARGE DUAL ASPECT DOUBLE BEDROOMS and a bathroom. The property has GARDENS extending to the SIDE AND FRONT ELEVATIONS.

Conveniently positioned within easy reach of Hastings Country Park and Ore Village with its vast range of shops. Also located within easy reach of a number of popular schooling establishments.

Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to#:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wall mounted thermostat control for gas fired central heating, coving to ceiling, tiled flooring, door opening to:

DUAL ASPECT LIVING ROOM

17'2 into bay x 10'2 (5.23m into bay x 3.10m)

Dual aspect with double glazed windows to side and double glazed bay window to front, telephone and television points, open fireplace, double radiator, beamed ceiling, dado rail, tiled flooring.

KITCHEN

13'8 x 7'6 (4.17m x 2.29m)

Measurement excludes door recess, under stairs storage cupboard, tiled flooring, double radiator, part tiled walls, wall mounted boiler. 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 drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, double glazed window to side aspect with views onto the garden.

UTILITY

7'4 x 6'7 (2.24m x 2.01m)

Tiled flooring, wall and base mounted cupboards, coving to ceiling, double glazed window to front, double glazed door to side providing access to the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, double radiator, coving to ceiling, dado rail, storage cupboard.

BEDROOM ONE

14'7 x 10'10 (4.45m x 3.30m)

Panelled ceiling, dado rail, double radiator, dual aspect with double glazed windows to front and side, far reaching views over Hastings.

BEDROOM TWO

14' narrowing to 11'1 x 8'7 (4.27m narrowing to 3.38m x 2.62m)

Panelled ceiling, dado rail, double radiator, double glazed windows to front and side.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, double radiator, wood panelled ceiling, double glazed pattern glass window to side aspect.

OUTSIDE

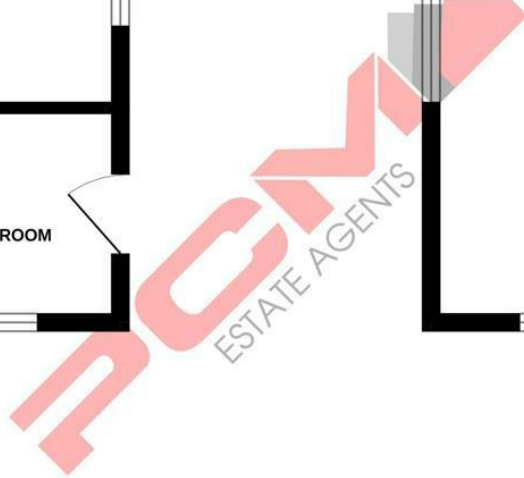
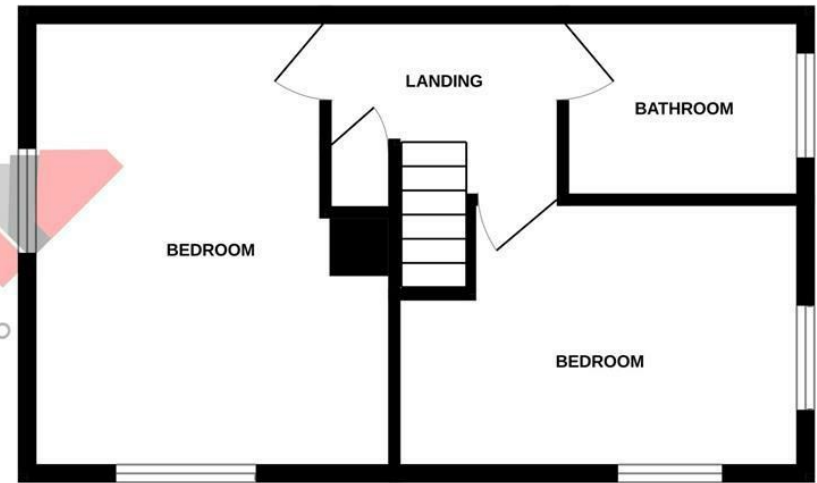
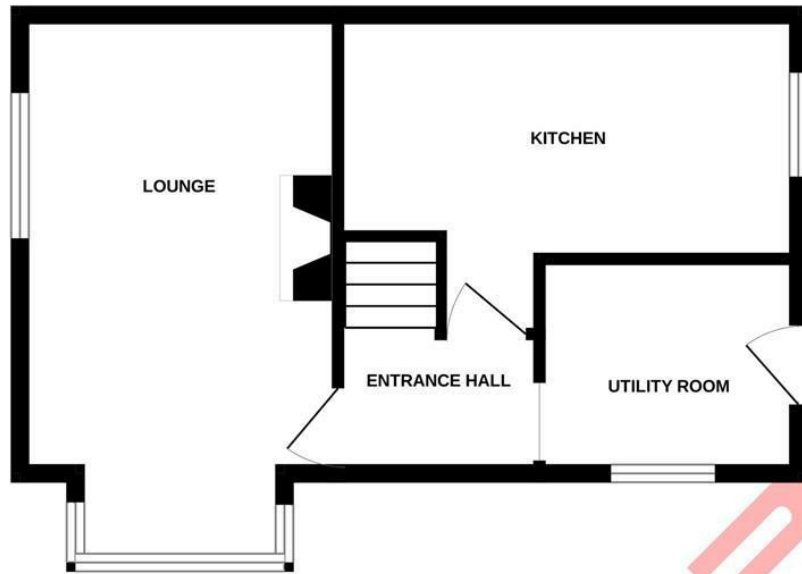
The property occupies a corner plot position with gardens extending off both side and front elevations, lawned garden area with planted borders open to a three bar fence around the plot of the property with wired fencing for further security.

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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.