



ESTATE AGENTS

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Offers In Excess Of £350,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE, BAY FRONTED, END OF TERRACED THREE BEDROOMED HOUSE offered to the market CHAIN FREE and occupying a CORNER PLOT position with GARDENS extending off the FRONT, SIDE & REAR ELEVATIONS.

The well-proportioned and well-presented accommodation is arranged over two floors and comprises a vestibule with parquet flooring leading seamlessly to a spacious entrance hall with the continuation of the parquet flooring. There is a BAY FRONTED LIVING ROOM with FIREPLACE, separate DINING ROOM with a PLEASANT OUTLOOK over the back of the property and a kitchen. Upstairs, there are THREE BEDROOMS and a MODERN BATHROOM all located off a spacious landing. There is PLENTY OF OUTSIDE SPACE extending off the FRONT, SIDE AND REAR of the property and there was previous planning permission that has now lapsed for a side extension. Planning can be found under Ref: HS/FA/04/00435

The property offers modern comforts including double glazed windows. The property currently has electric heating, but there is gas to the property so this could be changed to gas central heating should a buyer wish.

Conveniently positioned on a sought-after road within the coveted Clive Vale region of Hastings, close to popular schooling establishments and within easy reach of Hastings Old Town. Viewing comes highly recommended, please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

VESTIBULE

Parquet flooring, double glazed frosted glass window to side, further wooden panelled doors and windows looking into and opening onto:

ENTRANCE HALL

Stairs rising to upper floor accommodation, parquet flooring, under stairs storage cupboard, picture rail, doors opening to:

LOUNGE

13'6 into bay x 11'6 (4.11m into bay x 3.51m)

Wooden fireplace with tiled inset and tiled hearth, wooden mantle, wood flooring, television & telephone points, electric storage radiator, picture rail, double glazed bay window to front aspect.

DINING ROOM

11'9 x 10'1 (3.58m x 3.07m)

Picture rail, wood flooring, fireplace, built in storage to recess, electric storage radiator, double glazed window to rear aspect with views over the rear garden.

KITCHEN

8'3 x 6' (2.51m x 1.83m)

Wood flooring, part tiled walls, under stairs alcove, space for tall fridge freezer, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, down light, double glazed windows to side and rear aspects, double glazed door opening to rear providing access to the garden.

FIRST FLOOR LANDING

Picture rail, electric storage radiator, loft hatch providing access to loft space, double glazed window to side aspect.

BEDROOM ONE

12'1 x 11'1 (3.68m x 3.38m)

Wood flooring, picture rail, built in wardrobes, double glazed window to front aspect.

BEDROOM TWO

12'1 x 10'5 (3.68m x 3.18m)

Built in cupboards, picture rail, double glazed window to rear aspect.

BEDROOM THREE

8'4 x 6' (2.54m x 1.83m)

Wood laminate flooring, picture rail, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap, electric shower over bath, glass shower screen, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, part tiled walls, tiled flooring, extractor fan for ventilation, down lights, double glazed opaque glass window to rear aspect.

FRONT GARDEN

Pathway to front door with landscaped planted beds either side, the pathway extends down the side elevation with a large section of lawn and hedged boundary to the side elevation which opens up into the rear garden.

REAR GARDEN

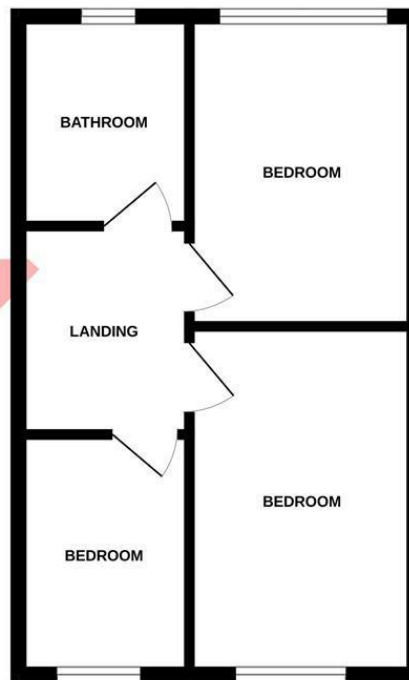
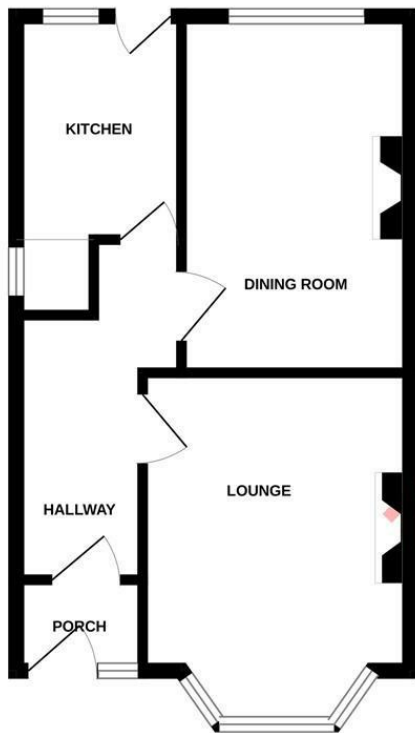
Laid to lawn with a variety of small plants, shrubs and small trees, fenced boundaries, access to undercroft storage space set beneath the house.

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.
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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) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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	