

PCMA
ESTATE AGENTS

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Price £299,950

PCM Estate Agents are delighted to offer for sale this THREE BEDROOM, TWO RECEPTION ROOM, END OF TERRACED PERIOD HOME in this sought-after location and REQUIRING SOME MODERNISATION. Offered to the market CHAIN FREE.

The property has spacious accommodation throughout comprising an entrance hallway, lounge, SEPARATE DINING ROOM, kitchen, first floor landing, THREE BEDROOMS all of which are a good size, and a main family bathroom. To the rear of the property is a PRIVATE TIERED GARDEN.

Located within the popular West Hill region of Hastings, within easy reach of a range of schooling facilities, the seafront, Hastings Old Town and Hastings Town centre.

The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard,

LOUNGE

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

Double glazed bay window to front aspect, radiator, storage cupboard built into recess.

DINING ROOM

11'8 x 9'5 (3.56m x 2.87m)

Double glazed window to rear aspect, radiator.

KITCHEN

11'8 x 8'10 (3.56m x 2.69m)

Comprising a range of eye and base level units with worksurfaces over, stainless steel inset sink with mixer tap, wall mounted gas fired boiler, radiator. double glazed windows to rear and side aspect, door to side aspect leading out to the garden.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

13'11 x 9'2 (4.24m x 2.79m)

Double glazed bay window to front aspect, two wardrobes built into recess, radiator.

BEDROOM

11'8 x 9'5 (3.56m x 2.87m)

Double glazed window to rear aspect, radiator, storage cupboard built into recess.

BEDROOM

10'10 x 8'9 (3.30m x 2.67m)

Double glazed window to rear aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, radiator, tiled walls, double glazed obscured window to front aspect.

REAR GARDEN

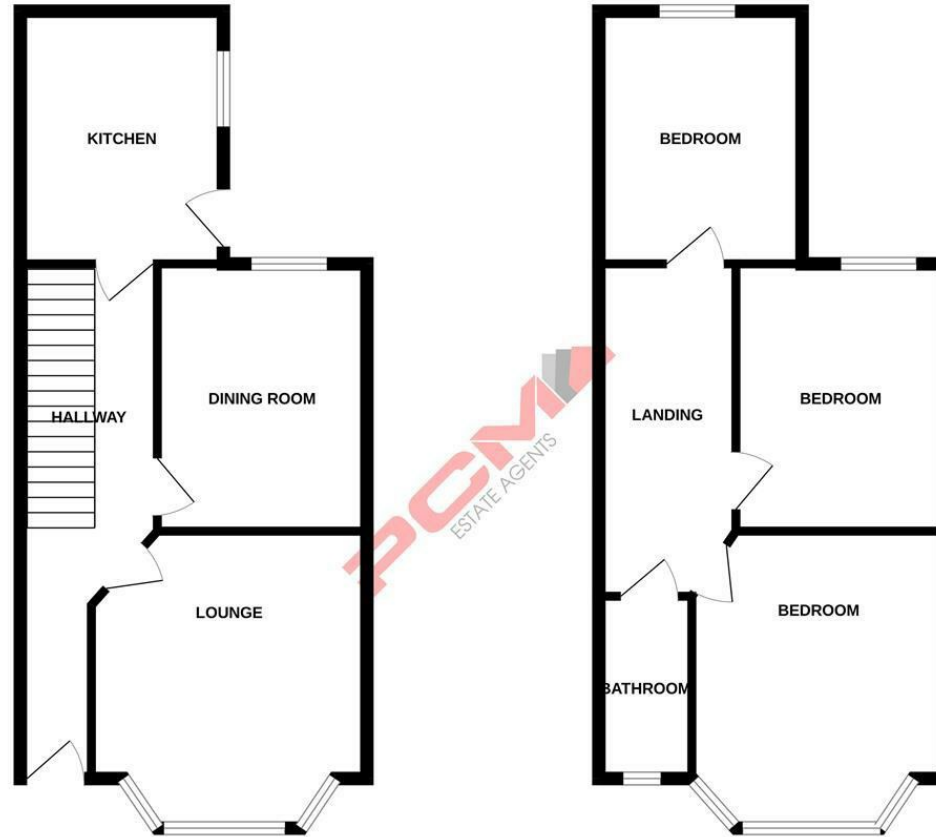
Private and tiered, featuring a courtyard area with steps rising to a further area of garden which is laid with patio and ideal for seating.

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