



ESTATE AGENTS

**340, Harold Road, Hastings, TN35 5NF**

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**Price £280,000**

PCM Estate Agents are offering to the market CHAIN FREE an opportunity to secure this OLDER STYLE TERRACED THREE BEDROOMED HOUSE, conveniently positioned on this sought-after road within the CLIVE VALE region of Hastings.

Inside, the property offers accommodation arranged over three floors and is IN NEED OF MODERNISATION, giving the eventual buyer an opportunity to get the house exactly how they want it. To the lower floor there are inhabitable CELLAR ROOMS, other houses on the road have converted into these rooms and made more useable for everyday use, subject to relevant planning and building consents.

To the ground floor there is an entrance hall with BAY FRONTED LOUNGE and a KITCHEN-DINER, whilst to the first floor there are THREE BEDROOMS and a SHOWER ROOM located off the landing. The house does have modern comforts to include double glazed windows where stated and gas fired central heating, as well as an ENCLOSED REAR GARDEN.

Within easy reach of Hastings historic Old Town, Ore Village with its range of amenities and Hastings Country Park. The house must be viewed to appreciate the convenient position and the potential that the property offers, please call the owners agents now to book your viewing.

### **WOODEN FRONT DOOR**

Opening to:

### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, wood laminate flooring, doors to:

### **LIVING ROOM**

14'2 into bay x 11'7 (4.32m into bay x 3.53m)

Picture rail, two radiators, wood laminate flooring, television point, double glazed bay window to front aspect.

### **KITCHEN-DINER**

18'5 narrowing to 12'1 x 12'8 narrowing to 9'2 (5.61m narrowing to 3.68m x 3.86m narrowing to 2.79m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset drainer-sink unit with mixer tap, space for tall fridge freezer, wood laminate flooring, fireplace, doorway leading to stairs descending to the lower floor, double glazed window to rear aspect with pleasant views extending over the back of the house toward country park.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space.

### **BEDROOM ONE**

12'4 x 11'7 (3.76m x 3.53m)

Radiator, double glazed window to rear aspect.

### **BEDROOM TWO**

12'5 x 11'5 (3.78m x 3.48m)

Wood laminate flooring, picture rail, radiator, double glazed window to rear aspect with views over the garden and towards the country park.

### **BEDROOM THREE**

8'2 x 6'2 (2.49m x 1.88m)

Radiator, double glazed window to front aspect.

### **SHOWER ROOM**

Walk in shower enclosure with electric shower, low level wc pedestal wash hand basin, tiled walls, wood laminate flooring, double glazed pattern glass window to rear aspect.

### **LOWER FLOOR HALL**

With door providing access to the garden, space and plumbing for washing machine, Belfast sink, power and light, access to:

### **CELLAR ROOM ONE**

11'9 x 10'4 (3.58m x 3.15m)

### **CELLAR ROOM TWO**

12'6 x 12'8 (3.81m x 3.86m)

Housing the wall mounted boiler, window to rear aspect.

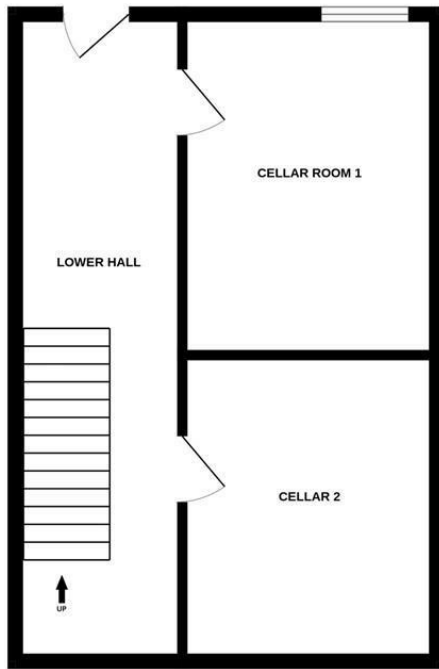
### **REAR GARDEN**

Good sized and in need of cultivation.

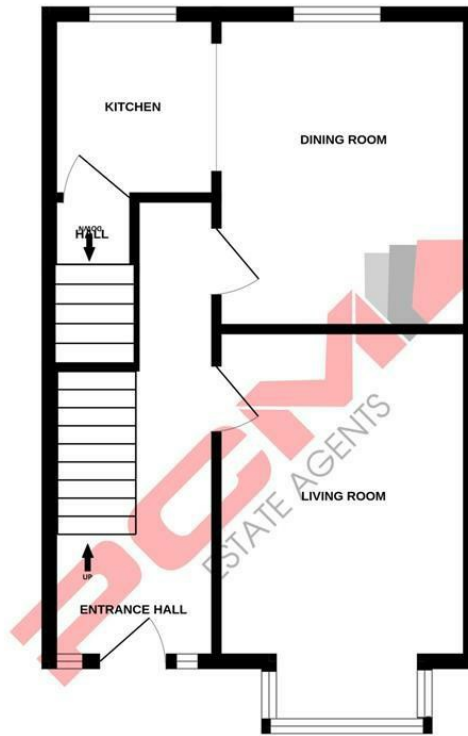
Council Tax Band: B



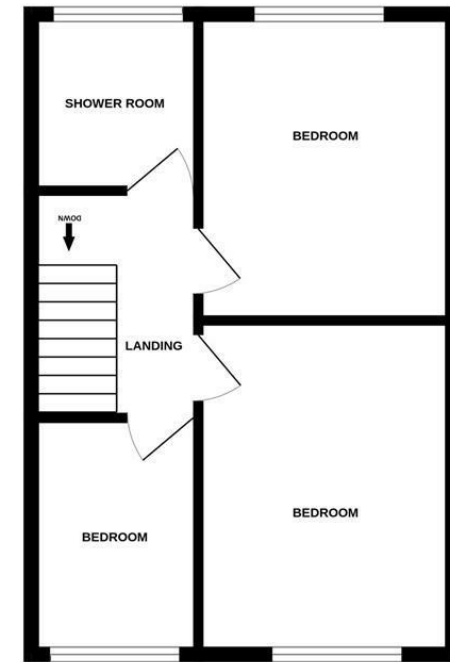
GROUND FLOOR



ENTRANCE 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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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	

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.