



ESTATE AGENTS

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Offers In Excess Of £315,000

PCM Estate Agents are delighted to present to the market this VICTORIAN TWO DOUBLE BEDROOM, plus LOFT ROOM, BAY FRONTED TERRACED HOUSE, conveniently positioned within lower CLIVE VALE just a short walk from Hastings historic Old Town, popular schooling establishments and Hastings Country Park.

This FAMILY HOME offers well-proportioned and well-presented accommodation comprising a living room, KITCHEN-DINER, TWO DOUBLE BEDROOMS and a MODERN SHOWER ROOM. In addition, there is a LOFT ROOM, a BEAUTIFULLY LANDSCAPED GARDEN and modern comforts including gas fired central heating, double glazing and SOLAR PANELS making the house more energy efficient.

The property is EXCEPTIONALLY WELL-PRESENTED and the aforementioned landscaped garden offers ample outside space for families with children to enjoy, or to simply entertain with several seating areas. There is also a CELLAR ROOM which subject to planning, building regulations and excavation could be utilised as an additional space for a study/ cinema room.

Viewing comes highly recommended, please call the owners agents now to book you viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Part brick construction, double glazed windows to side and front elevations, tiled flooring, wall mounted cupboard concealed consumer unit for the electrics, wall mounted controls for the solar panels located on the roof, double glazed door opening to:

LIVING ROOM

12'7 into bay x 12'4 (3.84m into bay x 3.76m)

Wood laminate flooring, radiator, television point, cornicing, fireplace with wooden fire surround, brick hearth and inset multi-fuel burner, USB charging sockets, wall mounted thermostat control for gas fired central heating, double glazed bay window to front aspect.

INNER HALL

Stairs rising to upper floor accommodation, archway to:

KITCHEN-DINER

12'4 x 11'1 (3.76m x 3.38m)

Ample space for dining table, modern kitchen built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worktops over, induction with with cooker hood over, waist level oven and separate microwave, inset stainless steel circular sink with mixer tap, under cupboard lighting, USB charging sockets, space and plumbing for washing machine, integrated dishwasher and tall fridge freezer as well as a wine chiller, wall mounted cupboard concealed boiler, tiled flooring with underfloor

heating, part tiled walls, down lights, door opening to stairs descending to the lower floor accommodation, double glazed French doors providing a pleasant outlook onto the beautifully landscaped rear garden.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12'5 x 10'6 (3.78m x 3.20m)

Wall mounted ceiling light with fan, USB charging sockets, radiator, wood laminate flooring, two double glazed windows to front aspect.

BEDROOM TWO

12'4 x 10'9 (3.76m x 3.28m)

Radiator, wood laminate flooring, staircase rising to the loft room, double glazed window to rear aspect with lovely views onto the garden.

LOFT ROOM

13'1 x 12'1 (3.99m x 3.68m)

Radiator, access to eaves storage, power and light, Velux style window to rear aspect.

LOWER FLOOR HALLWAY

Wood laminate flooring, down lights, radiator, double glazed door providing access to rear garden, door to shower room and door to cellar room.

SHOWER ROOM

Modern newly fitted suite comprising a large walk in shower with chrome fixed waterfall style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, ladder style heated towel rail, partially aquaborded & tiled walls, tiled flooring with underfloor heating, down lights, double glazed window with obscured glass to rear aspect.

CELLAR ROOM

13' x 12'7 (3.96m x 3.84m)

Power and light, housing the tumble dryer. This could be changed to a useable room, subject to relevant planning/ building consents.

REAR GARDEN

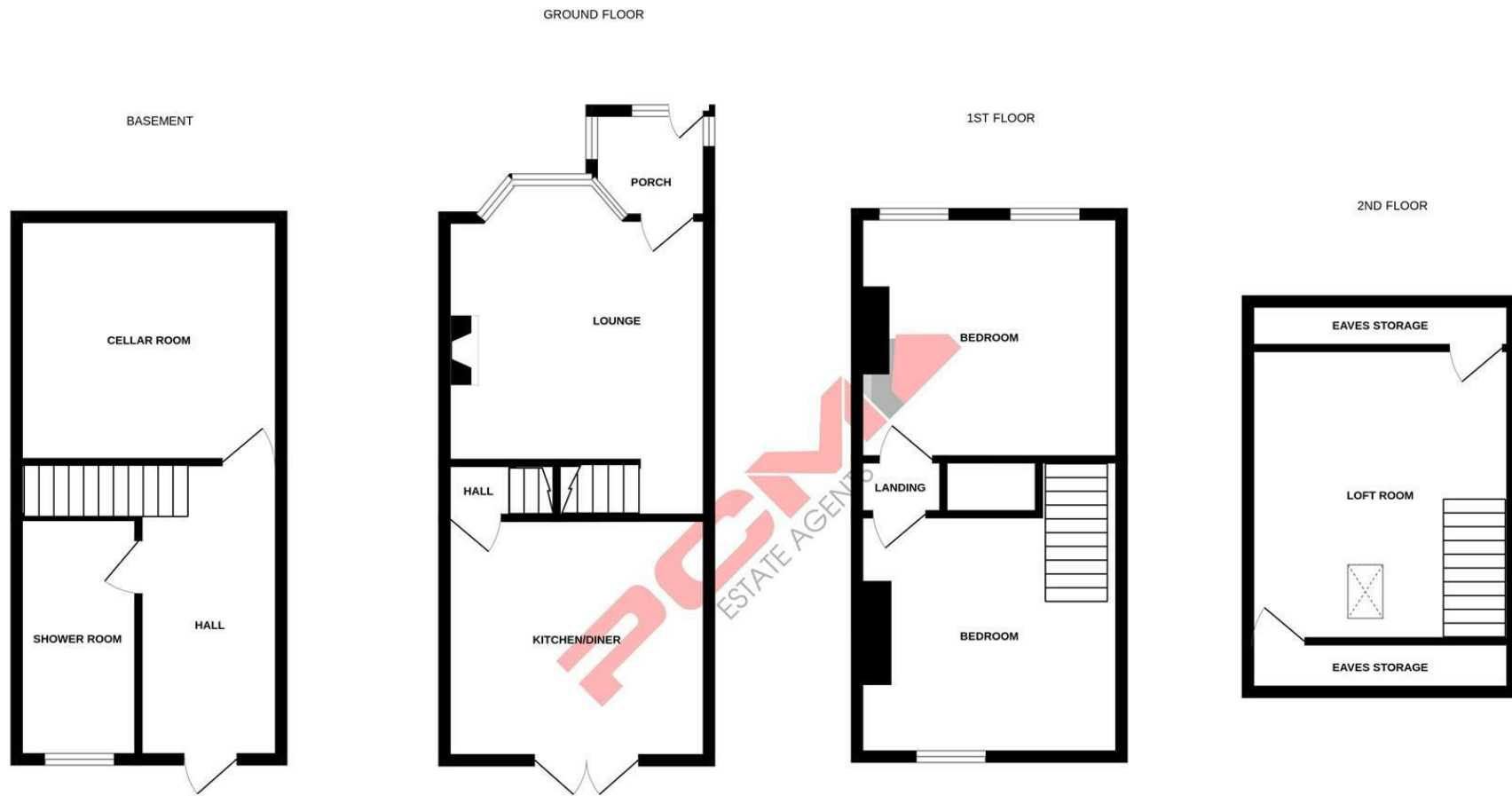
Landscaped with a raised veranda laid with artificial lawn which is assessible from the kitchen-diner, steps down onto the main section of garden, you can also access the garden from the lower floor hallway to a canopied decked patio area with LED up lights offering a sheltered space for patio furniture. In addition there is under stairs storage beneath the raised veranda. Section of lawn, paved patio, the rear section of garden has been sympathetically decked with a large patio area, side access to front, outside power points and water tap.

AGENTS NOTE

There are solar panels located on the roof which are owned and contribute towards the overall energy efficiency of the home. Any excess energy feeds back into the grid.

Council Tax Band: B





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			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.