



ESTATE AGENTS

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Guide Price £250,000

GUIDE PRICE £250,000 to £275,000

PCM Estate Agents welcome to the market CHAIN FREE this deceptively spacious FOUR BEDROOMED MID TERRACED HOUSE located in the popular Blacklands region of Hastings, within easy reach of Alexandra Park, Hastings town centre and Ore railway station.

The property offers spacious & versatile accommodation arranged over three floors comprising an entrance hallway, 24ft LOUNGE-DINER, kitchen, UTILITY ROOM, first floor landing, TWO BEDROOMS plus an additional OCCASIONAL ROOM currently used as a fifth bedroom plus a WC, and to the second floor are TWO FURTHER BEDROOMS and a SHOWER ROOM. Externally the property enjoys a PRIVATE REAR GARDEN.

Located in the sought-after and convenient region of Hastings, within easy reach of amenities. 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 the first floor accommodation, under stairs storage cupboard, radiator, door to:

LOUNGE-DINER

24'8 x 11'5 narrowing to 9' (7.52m x 3.48m narrowing to 2.74m)

Dual aspect with double glazed windows to front and rear aspects, two radiators, built in storage cupboards.

KITCHEN

12'1 x 6'6 (3.68m x 1.98m)

Comprising a range of eye and base level units with worksurfaces over, space for range cooker, space and plumbing for washing machine and dishwasher, space for tumble dryer, stainless steel inset sink with mixer tap, wall mounted gas fired boiler, radiator, double glazed window to rear aspect.

UTILITY ROOM

8'7 x 7'9 (2.62m x 2.36m)

Window and door to rear aspect, ample storage space, door providing access to under croft storage.

SPLIT LEVEL LANDING

Stairs rising to second floor accomodation.

WC

Wash hand basin, wc, radiator, obscured window to rear aspect.

BEDROOM

12'2 max x 11'2 max (3.71m max x 3.40m max)

Built in storage cupboard, double glazed window to rear aspect, radiator.

BEDROOM

12'2 x 7'10 (3.71m x 2.39m)

Double glazed window to front aspect, interconnecting room leading to:

BEDROOM/ OCCASIONAL ROOM

12'2 x 8'11 (3.71m x 2.72m)

Currently used as a bedroom with built in storage cupboard, radiator, double glazed window to front aspect.

SECOND FLOOR LANDING

Loft hatch, double glazed window to rear aspect.

BEDROOM

17'2 max x 12'2 (5.23m max x 3.71m)

Built in storage cupboard, two double glazed windows to front aspect.

BEDROOM

12'1 max x 8'2 max (3.68m max x 2.49m max)

Built in storage cupboard, radiator, double glazed obscured window to rear aspect.

SHOWER ROOM

Walk in shower, dual flush wc, wash hand basin with storage below, tiled walls.

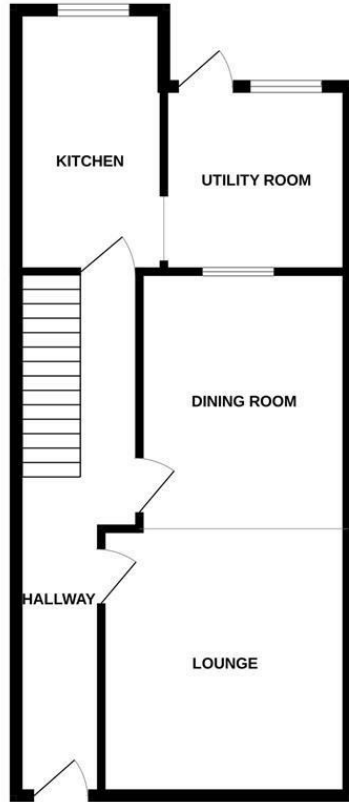
REAR GARDEN

Private and secluded featuring a patio area ideal for seating and entertaining leading to an area of lawn.

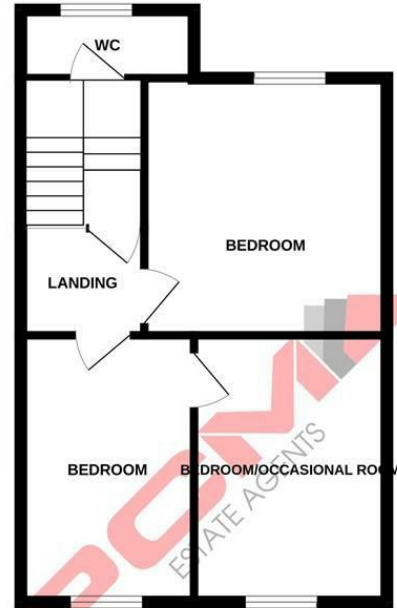
Council Tax Band: B



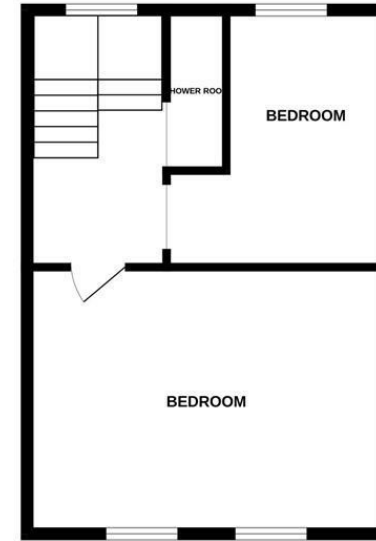
GROUND FLOOR



1ST FLOOR



2ND 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		