



ESTATE AGENTS

101, St. Georges Road, Hastings, TN34 3NF

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

Price £200,000

Offered to the market CHAIN FREE is an opportunity to acquire this OLDER STYLE BAY FRONTED TERRACED THREE BEDROOM HOUSE in need of refurbishment and offering well-proportioned versatile accommodation on this sought-after road within Hastings.

Positioned within easy reach of amenities, bus routes and popular schooling establishments, this THREE BEDROOM HOUSE offers accommodation arranged over two floors comprising an entrance hall, DUAL ASPECT OPEN PLAN 32ft LOUNGE-DINER, kitchen and bathroom, whilst upstairs there are THREE DOUBLE BEDROOMS off the landing. There is also an ENCLOSED LOW-MAINTENANCE PATIO GARDEN offering ample outside space to sit out and enjoy.

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

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Wall mounted cupboards concealed box with meters, wooden partially glazed door opening to:

#### **OPEN PLAN LOUNGE-DINER**

32'6 into bay narrowing to 25'4 x 12'6 (9.91m into bay narrowing to 7.72m x 3.81m)

Only separated by stairs to upper floor accommodation, dual aspect with double glazed bay window to front, double glazed door opening to garden, under stairs storage cupboard, two wall mounted gas fire's, door to:

#### **KITCHEN**

8'5 x 7' (2.57m x 2.13m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over and oven below, inset drainer-sink unit with mixer tap, space for tall fridge freezer, part tiled walls, wood laminate flooring, double glazed window to side aspect, door to:

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, low level wc, pedestal

wash hand basin, wall mounted boiler for hot water, double glazed window with pattern glass to side and rear aspects.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space.

#### **BEDROOM ONE**

12'6 x 12'5 (3.81m x 3.78m)

Recessed shelving, double glazed window to front aspect, built in over stairs cupboard.

#### **BEDROOM TWO**

13'9 x 9'8 (4.19m x 2.95m)

Built in cupboard over stairs, double glazed window to rear aspect.

#### **BEDROOM THREE**

14'4 x 7'1 (4.37m x 2.16m)

Double glazed window to rear aspect.

#### **FRONT GARDEN**

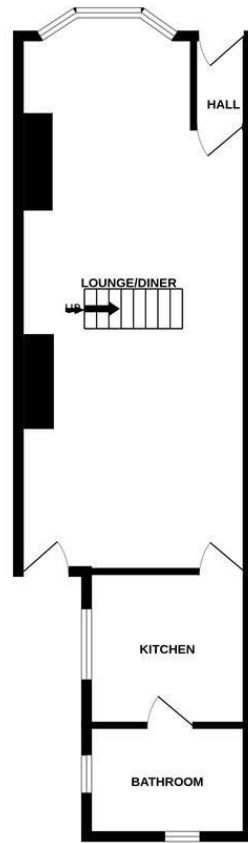
Enclosed and retained by wall and fence, gated access to pathway leading to the front door.

#### **REAR GARDEN**

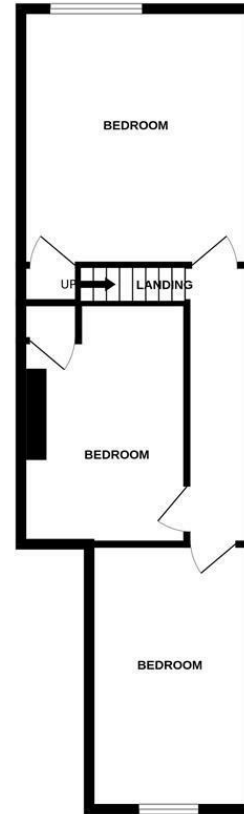
Low maintenance patio garden offering ample outside space, two wooden sheds, planted borders, outside water tap.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; color: green;">85</span>  <span style="font-size: 2em; color: red;">19</span> </div>
(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.