

PCMA

ESTATE AGENTS

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Offers In Excess Of £165,000

***** CASH BUYERS ONLY *****

PCM Estate Agents are offering to the market, CHAIN FREE, an opportunity for a cash buyer to acquire this OLDER STYLE, THREE BEDROOM, TWO RECEPTION ROOM, MID TERRACED HOUSE conveniently positioned on this sought-after road on the outskirts of the West Hill. The property has the benefit of a GOOD SIZED GARDEN with access to a cellar room set beneath the property and affords pleasant views from the back of the house to the East Hill, Old Town and to the sea.

The house is IN NEED OF FULL REFURBISHMENT and has a combination of gas and electric heating and wooden framed windows. The property offers an exciting opportunity for someone looking to refurbish a property.

Conveniently positioned close to popular schooling establishments and nearby amenities including Hastings historic Old Town.

Please call the owners agents now to book your viewing.

FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs to upper and lower floor accommodation, exposed floorboards, storage radiator, doors to:

LOUNGE

11'5 x 11'4 (3.48m x 3.45m)

Exposed wooden floorboards, fireplace, storage radiator, sash window to front aspect, open plan to:

DINING ROOM

11' x 9'8 (3.35m x 2.95m)

Exposed wooden floorboards, radiator, sash window to rear aspect.

LOWER FLOOR LOBBY

Storage cupboard housing consumer unit for the electrics, gas meter, doorway leading to:

KITCHEN

14'11 x 7'8 (4.55m x 2.34m)

In need of refurbishment, windows to the side elevation looking into the side section of the garden

REAR LOBBY

Door to garden, door to downstairs bathroom and wc.

BATHROOM

In need of refurbishment, panelled bath, wash hand basin, part tiled walls, radiator, window with pattern glass to rear aspect.

SEPARATE WC

Low level wc, radiator, window with pattern glass to rear aspect.

FIRST FLOOR LANDING

Split level with loft hatch providing access to loft space, exposed wooden floorboards.

BEDROOM

15'10 x 11'2 (4.83m x 3.40m)

Exposed wooden floorboards, electric radiator, built in cupboard, fireplace, sash window to front aspect.

BEDROOM

10'8 x 9'5 (3.25m x 2.87m)

Exposed wooden floorboards, electric wall mounted radiator, window to rear aspect having pleasant views towards the East Hill.

BEDROOM

9'1 narrowing to 5'6 x 7'3 narrowing to 5'1 (2.77m narrowing to 1.68m x 2.21m narrowing to 1.55m)

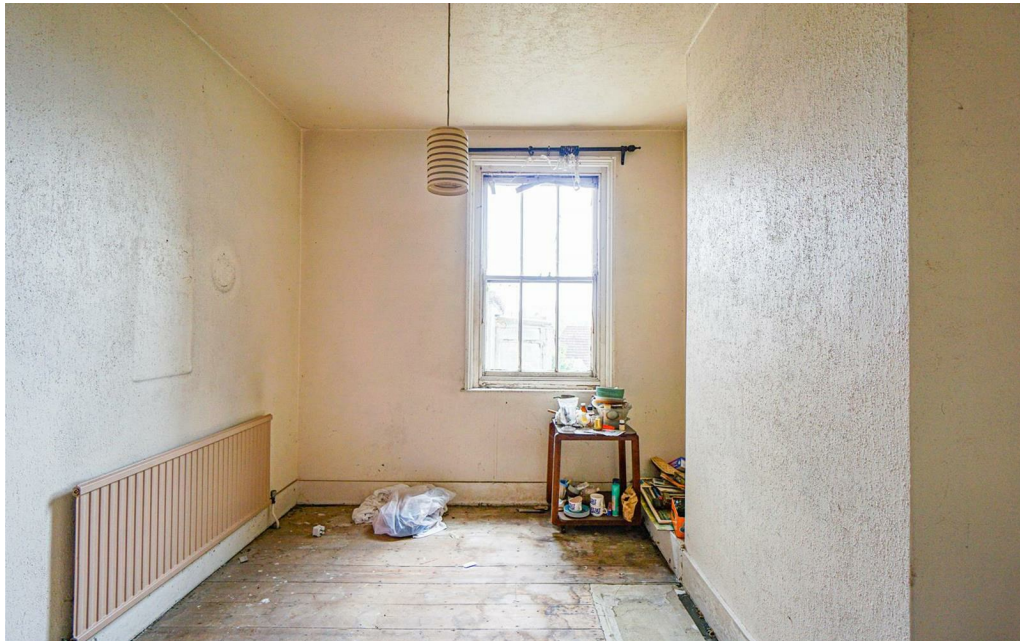
Exposed wooden floorboards, airing cupboard housing immersion heater, window to side aspect with lovely views extending towards the Old Town, with views of the East Hill and to the sea.

REAR GARDEN

Good size and in need of cultivation, from the garden you have access to a cellar room set beneath the property.

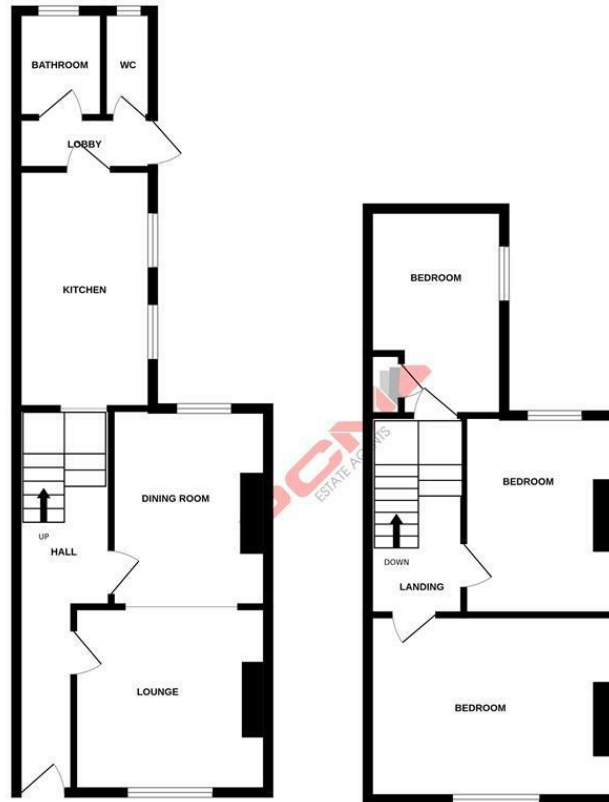
AGENTS NOTE

There is a right of way through the garden for neighbouring properties.



GROUND FLOOR

1ST FLOOR



NORTH TERRACE

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 | | | 78 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 33 | |
| (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 | |