



ESTATE AGENTS

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Offers In Excess Of £290,000

PCM Estate Agents are delighted to present to the market this SPACIOUS THREE STOREY, FOUR BEDROOM older style mid terrace FAMILY HOME with OUTSTANDING VIEWS to the rear over Hastings towards the sea and Beachy Head.

The property benefits from having gas central heating and double glazing and accommodation arranged over three floors comprising a KITCHEN-DINING ROOM and storage room to the lower ground floor, SPACIOUS LOUNGE to the ground floor and first floor landing with FOUR BEDROOMS and a MODERN BATHROOM. There is a private relatively level ENCLOSED REAR GARDEN and OFF ROAD PARKING for a small vehicle or motorcycle (see agents note).

The property is considered to be within reach of the amenities located within Ore Village and also bus routes that give access to Hastings Town Centre with its comprehensive range of shopping, sporting, recreational facilities, MAINLINE RAILWAY STATION, seafront and promenade.

Please call the owners agents now to book your immediate viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Opening to:

LOUNGE

25'0" max x 14'9" max (7.62m max x 4.50m max)

Double aspect room with double glazed bay window to front aspect, double glazed window to rear with views over the garden and outstanding views across Hastings towards the sea, television point, telephone point, two radiators, staircase rising to lower and upper floor accommodations.

LOWER GROUND FLOOR

Leading to:

KITCHEN-DINING ROOM

15'6" max x 11'9" max (4.72m max x 3.58m max)

Wall mounted boiler, part tiled walls, tiled flooring, radiator, range of eye and base level cupboards and drawers, work surfaces, four ring gas hob with chimney style cooker hood over, electric fan assisted oven, inset stainless steel

drainer sink with mixer tap, space and plumbing for washing machine and dryer, double glazed window and door to rear aspect providing outlook and access onto garden. Opening to:

STORAGE ROOM

14'8" max x 13'2" max (4.47m max x 4.01m max)

Power and light, gas meter, electric consumer unit, window to front aspect.

FIRST FLOOR LANDING

Double glazed window to rear aspect with views over the garden and outstanding far reaching views across the town, out to sea towards Beachy Head.

BEDROOM ONE

16'0" max x 11'2" max (4.88m max x 3.40m max)

Coved ceiling, picture rail, built in cupboard, radiator, double glazed window to front aspect.

BEDROOM TWO

12'5" x 9'9" (3.78m x 2.97m)

Radiator, double glazed window to front aspect.

BEDROOM THREE

12'1" x 9'1" (3.68m x 2.77m)

Radiator, built in cupboard, double glazed window to rear aspect with pleasant views over the garden and far reaching views across the town to the sea and Beachy Head beyond.

BEDROOM FOUR

Double glazed window to front aspect.

BATHROOM

Beautifully presented modern suite comprising a P shaped panelled bath with mixer tap and shower attachment, shower screen, wc, wash hand basin, radiator, window to rear aspect.

REAR GARDEN

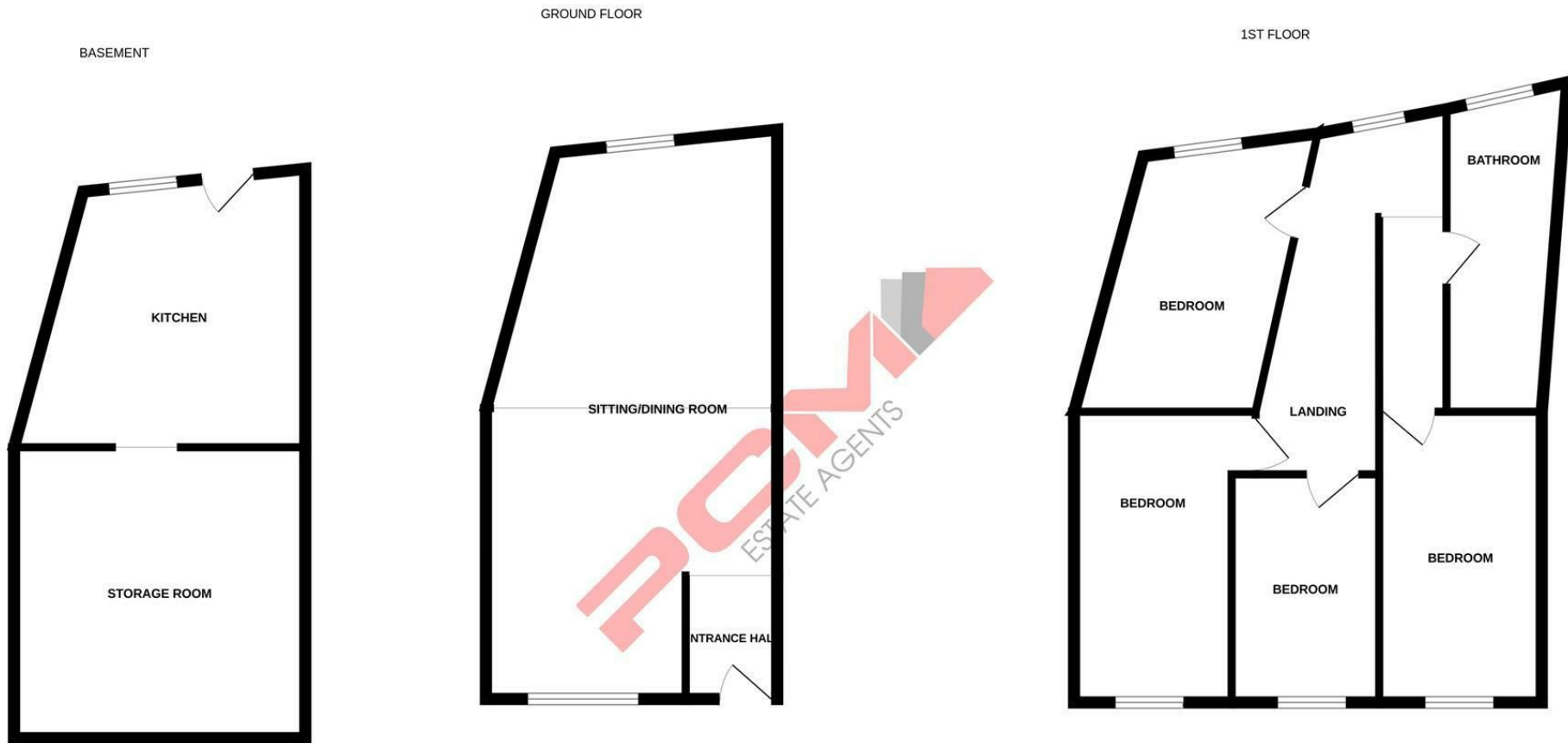
Family friendly, laid to lawn with patio, outside tap, fenced boundaries, side access.

AGENTS NOTE

The passage way provides some off road parking for smaller vehicles i.e. Motorbike / Mobility Scooter. There is a right of access over the passageway to the right hand side and a one meter clearance must be left at all times to allow access to the rear gardens and neighbouring properties.

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			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(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
(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.