



ESTATE AGENTS

103, Athelstan Road, Hastings, TN35 5JF

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £275,000

PCM Estate Agents are delighted to offer for sale this spacious TWO BEDROOM, TWO BATHROOM, MID TERRACED VICTORIAN HOUSE with GARAGE. Located in this highly sought-after Clive Vale region of Hastings, within easy reach of Hastings historic Old Town and a range of schooling facilities.

The property is offered to the market CHAIN FREE with spacious accommodation throughout comprising an entrance hallway, lounge, separate KITCHEN-DINER, downstairs bathroom, first floor landing, TWO BEDROOMS and a SHOWER ROOM. Externally the property boasts a GENEROUS REAR GARDEN which is considered FAMILY FRIENDLY and features multiple patio areas ideal for seating, in addition to a GARAGE at the rear.

The property is located in the popular Clive Vale region of Hastings and is considered an ideal family home. Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Door leading to:

HALLWAY

Stairs rising to first floor accommodation, wall mounted thermostat control, radiator.

LOUNGE

12'4 max x 10'10 max (3.76m max x 3.30m max)
Double glazed bay window to front aspect, radiator.

KITCHEN-DINER

14'2 max x 10'4 max (4.32m max x 3.15m max)
Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, space for fridge freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, under stairs storage/ larder cupboard, radiator, double glazed window to rear aspect, door to:

REAR LOBBY

Door leading out to the garden.

BATHROOM

Panelled bath with mixer tap and shower attachment, shower screen, wash hand basin, wc, airing cupboard, two double glazed obscured windows to side aspect, radiator, part tiled walls.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

14'4 max x 10'3 (4.37m max x 3.12m)
Two double glazed windows to front aspect, radiator.

BEDROOM

10'4 x 7' (3.15m x 2.13m)
Double glazed window to rear aspect, radiator, built in storage cupboards.

SHOWER ROOM

Walk in shower with shower screen, dual flush wc, wash hand basin, radiator.

REAR GARDEN

The property enjoys a generous rear garden which features multiple patio areas ideal for seating and entertaining in addition to an area of lawn, range of mature shrubs and plants, storage shed and enclosed fenced boundaries. To the end of the garden is a garage and gate providing rear pedestrian access.

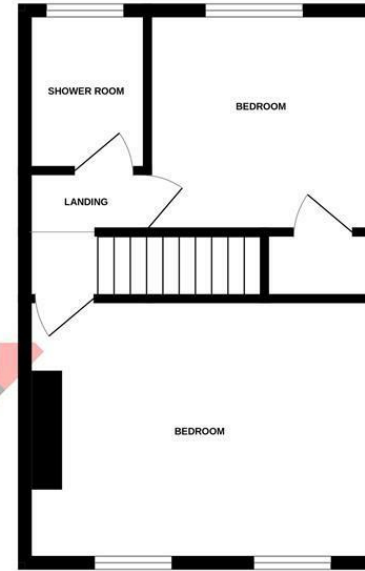
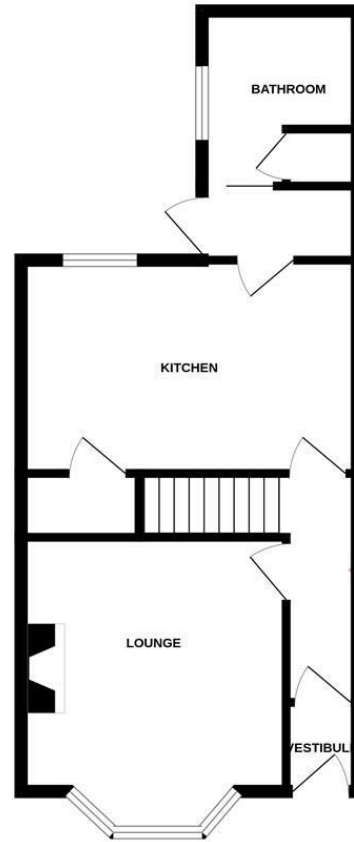
GARAGE

Up and over door, personal door to side aspect, window to rear aspect.



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.
Made with Metropix ©2024

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			83
(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	