



ESTATE AGENTS

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Price £280,000

A THREE DOUBLE BEDROOMED, TWO RECEPTION ROOM, OLDER STYLE TERRACED HOUSE conveniently located on the outskirts of Hastings town centre, within walking distance to the seafront. Offered to the market CHAIN FREE and with deceptively spacious and versatile accommodation over two floors, considered ideal for those looking for a property to put their own stamp on.

Accommodation comprises an entrance vestibule leading to a spacious entrance hallway, lounge, SEPARATE DINING ROOM, kitchen, UTILITY ROOM and DOWNSTAIRS WC, whilst to the first floor are THREE DOUBLE BEDROOMS in addition to the main bathroom and SEPARATE WC.

Conveniently located on the outskirts of Hastings town centre, whilst also being within easy reach of the seafront in addition to central St Leonards. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Door to:

ENTRANCE HALLWAY

Spacious with stairs rising to the first floor accommodation, under stairs storage cupboard, radiator, telephone point.

LOUNGE

13'1 x 12'8 (3.99m x 3.86m)

Feature fire surround, two double glazed windows to front aspect, radiator.

DINING ROOM

12'1 x 10'9 (3.68m x 3.28m)

Double glazed window to rear aspect, radiator.

KITCHEN

10'9 x 9'5 (3.28m x 2.87m)

Comprising a range of eye and base level units with worksurfaces over, space for range cooker, stainless steel inset sink with mixer tap, double glazed window and door to side aspect leading out to the garden, radiator.

UTILITY ROOM

9'5 x 3'7 (2.87m x 1.09m)

Space and plumbing for washing machine, worksurface, stainless steel inset sink with mixer tap, wall mounted gas fired boiler, radiator, double glazed window to side aspect.

WC

Low level wc.

FIRST FLOOR LANDING

Storage cupboard.

BEDROOM

13'2 x 10'10 (4.01m x 3.30m)

Two double glazed windows to front aspect, radiator.

BEDROOM

12'1 x 10'8 (3.68m x 3.25m)

Double glazed window to rear aspect, radiator.

BEDROOM

10'2 x 9'5 (3.10m x 2.87m)

Double glazed window to side aspect, radiator, door to rear aspect with external staircase leading down to the garden.

BATHROOM

Bath with mixer tap and shower attachment, shower screen, wash hand basin, tiled walls, radiator, double glazed window to front aspect.

SEPARATE WC

Low level wc, tiled walls, radiator, double glazed window to side aspect.

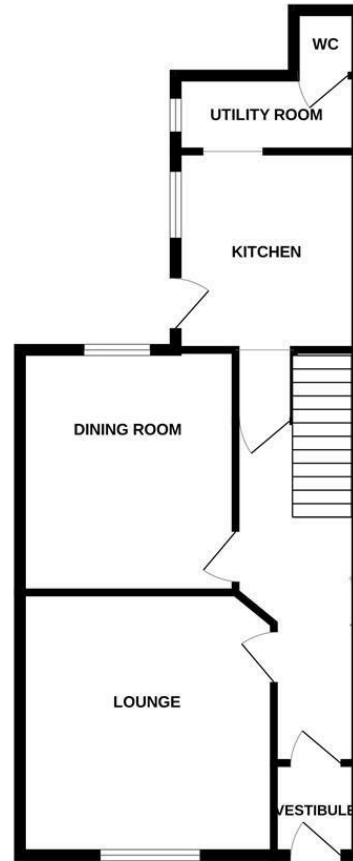
COURTYARD

Private courtyard garden.

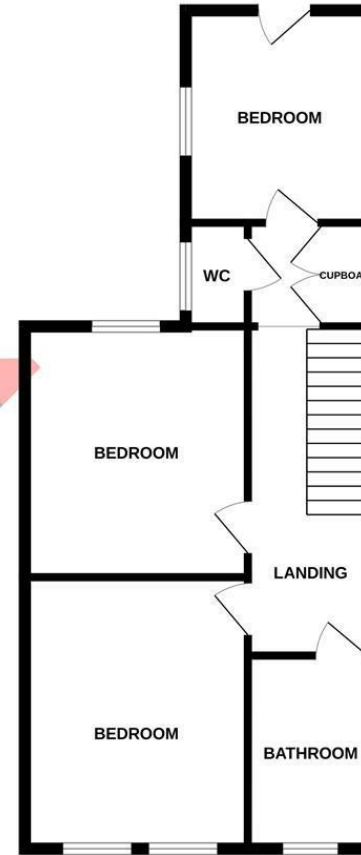
Council Tax Band: B



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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