



ESTATE AGENTS

**2, Becket Close, Hastings, TN34 3UE**

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

**Offers In Excess Of £250,000**

PCM Estate Agents are delighted to offer for sale this TWO BEDROOMED MID TERRACED HOUSE with a SOUTH WEST FACING PRIVATE GARDEN and DRIVEWAY located within this highly sought-after and quiet cul-de-sac on the outskirts of Hastings town centre.

The property offers spacious accommodation throughout comprising an entrance porch, lounge, KITCHEN-DINER, first floor landing, TWO DOUBLE BEDROOMS and a family bathroom. Externally the property enjoys a private and secluded SOUTH WESTERLY FACING REAR GARDEN which features a large area of decking, ideal for seating and entertaining and to the front there is a driveway providing OFF ROAD PARKING.

Located within this quiet cul-de-sac, within easy reach of Hastings town centre with its range of amenities, seafront and mainline railway station the property is considered an ideal family home. Please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **PORCH**

Double glazed window to side aspect, door to:

#### **LOUNGE**

15'10 max x 12'7 max (4.83m max x 3.84m max)

Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, double glazed window to front aspect.

#### **KITCHEN-DINER**

12'8 x 8'10 (3.86m x 2.69m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven and grill below, space for fridge freezer, ample space for dining table and chairs, space and plumbing for washing machine, stainless steel inset sink with mixer tap, radiator, double glazed window and door to rear aspect leading out to the garden.

#### **FIRST FLOOR LANDING**

Doors to:

#### **BEDROOM**

12'7 x 8'11 (3.84m x 2.72m)

Double glazed window to rear aspect, radiator, built in storage cupboard, loft hatch.

#### **BEDROOM**

12'7 x 6'10 (3.84m x 2.08m)

Double glazed window to front aspect, radiator.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin, radiator, part tiled walls.

#### **REAR GARDEN**

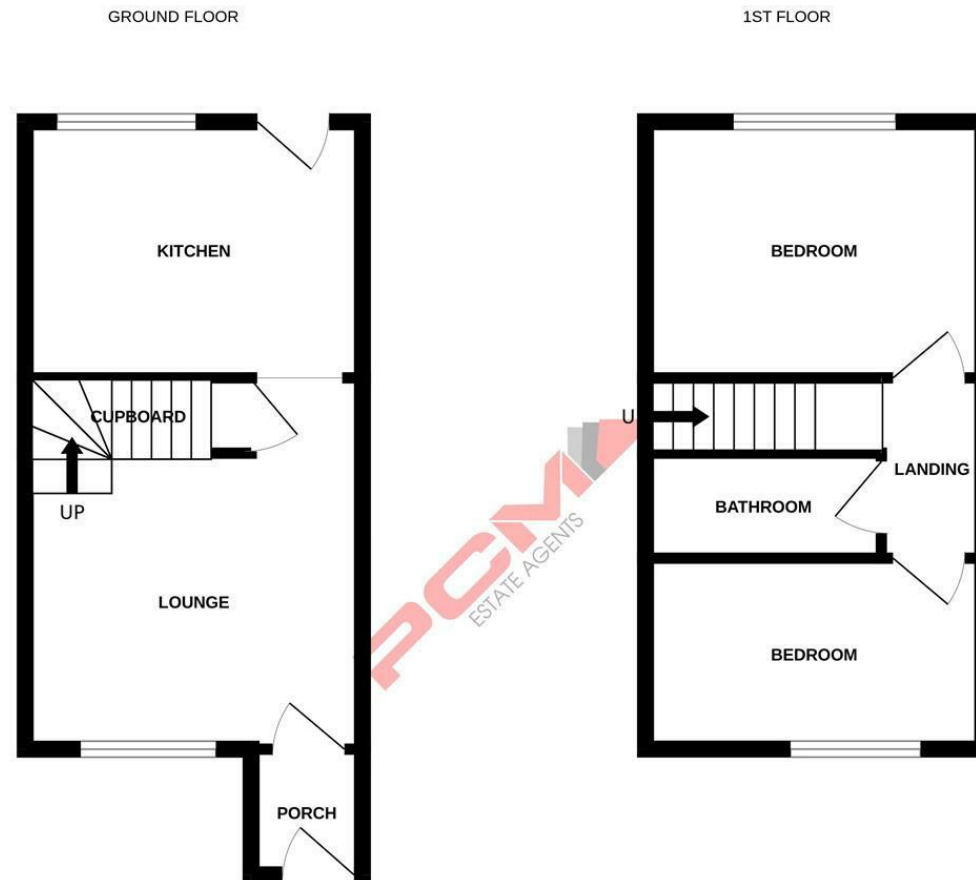
Private and secluded South West facing and featuring a large area of decking ideal for seating and entertaining, paved area offering further seating space with pergola.

#### **OUTSIDE - FRONT**

Driveway providing off road parking.

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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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			89
(81-91) B		72	
(69-80) C			
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	