

**PCMA**  
ESTATE AGENTS

**21, Pilot Road, Hastings, TN34 2AP**

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**Price £220,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE MID TERRACED TWO DOUBLE BEDROOMED HOUSE with SEA VIEWS, LENGTHY GARDEN and modern comforts including gas fired central heating and double glazing. Offered to the market CHAIN FREE.

Accommodation is arranged over two floors comprising a living room, MODERN KITCHEN, TWO DOUBLE BEDROOMS and a bathroom. There is a LENGTHY FAMILY FRIENDLY REAR GARDEN and LOVELY VIEWS not only from the garden but also from the upper floor front facing bedroom.

Located on this sought-after street, close to local popular schooling establishments and nearby local amenities. The property must be viewed to appreciate the convenient position and accommodation on offer, please call the owners agents now to book your viewing and avoid disappointment.

#### **DOUBLE GLAZED DOOR**

Opening onto:

#### **LIVING ROOM**

12'9 x 11' (3.89m x 3.35m)

Radiator, television and telephone points, double glazed window to front aspect, doorway opening to:

#### **KITCHEN**

13'3 x 12'5 (4.04m x 3.78m)

Under stairs recess, radiator, exposed brick fireplace, wall mounted boiler, wood effect vinyl flooring, stairs rising to upper floor accommodation. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring electric hob with oven below and extractor over, space and plumbing for washing machine and dishwasher, space for tall fridge freezer, double glazed window to rear aspect.

#### **REAR LOBBY**

Double glazed door opening to side providing access to garden, door to:

#### **DOWNSTAIRS BATHROOM**

Panelled bath with mixer tap and shower attachment, dual flush low level wc, vanity enclosed wash hand basin, part tiled walls, tiled flooring, ladder style heated towel rail, double glazed obscured glass window to side aspect.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space.

#### **BEDROOM ONE**

12'7 x 10'9 (3.84m x 3.28m)

Radiator, alcove ideal for a cupboard, radiator, double glazed window to front aspect having far reaching townscape views extending over Hastings, with views to the sea and Beachy Head.

#### **BEDROOM TWO**

12'8 x 10'3 (3.86m x 3.12m)

Radiator, double glazed window to rear aspect with views onto the garden.

#### **REAR GARDEN**

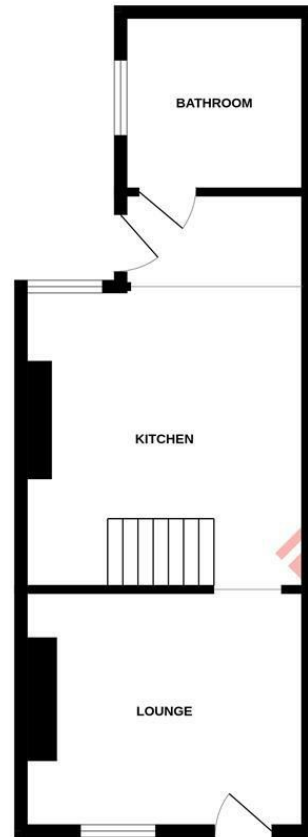
Good size, enclosed by fencing, laid to lawn, right of way access via neighbouring properties. Sea views can also be enjoyed from the garden.

#### **OUTSIDE - FRONT**

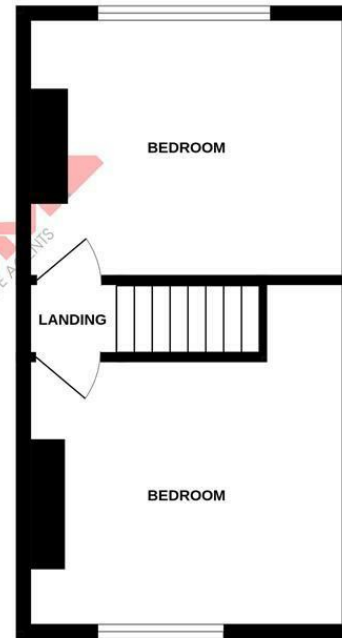
Pathway to front door, area of garden to the side.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	