



ESTATE AGENTS

14, Prospect Place, Hastings, TN34 1LN

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Tel: 01424 839111

Price £310,000

An excellent opportunity has arisen to acquire this SPACIOUS THREE BEDROOM VICTORIAN SEMI DETACHED HOUSE located in this RARELY AVAILABLE ROAD on the outskirts of Hastings Town Centre, within easy reach of the seafront.

The property is offered to the market CHAIN FREE and offers spacious accommodation arranged over two floors with planning permission to add an additional floor which will benefit from sea views whilst creating up to three further bedrooms and a bathroom. Further information can be obtained under planning reference number - HS/FA/23/00505.

Current accommodation comprises entrance hallway, 16FT LOUNGE, 13FT KITCHEN/BREAKFAST ROOM, first floor landing, THREE DOUBLE BEDROOMS and a bathroom. Externally the property also benefits from a PRIVATE COURTYARD STYLE GARDEN and is considered ideal for those seeking a home by the sea and with its aforementioned planning permission, the property is also considered an ideal opportunity for investment or home to improve for a growing family.

Please call the owners agents now to book your appointment to view.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALLWAY

Stairs rising to upper floor accommodation, understairs storage cupboards, window to rear aspect, radiator,

LOUNGE

16'2 max x 11'5 max (4.93m max x 3.48m max)

Feature fire surround, two built in storage cupboards, built in shelving, window to front aspect, radiator, telephone point.

KITCHEN/BREAKFAST ROOM

13'1 max x 10'5 max (3.99m max x 3.18m max)

Kitchen comprises a range of eye and base level units work surfaces, four ring electric hob with extractor above, integrated oven, space for additional appliance, stainless steel inset sink with mixer tap, window and door to rear aspect providing access to private courtyard, radiator.

FIRST FLOOR LANDING

Loft hatch, storage cupboards.

BEDROOM

17' max x 11'9 max (5.18m max x 3.58m max)

Bay window to front aspect, feature fire surround, radiator.

BEDROOM

13'6 max x 10'8 max (4.11m max x 3.25m max)

Built in storage cupboard, window to rear aspect, radiator.

BEDROOM

13' max x 7'11 max (3.96m max x 2.41m max)

Built in storage cupboard, window to front aspect, radiator.

BATHROOM

10'8 max x 7'4 max (3.25m max x 2.24m max)

Panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin with storage below, extractor fan, radiator, part tiled walls, window to rear aspect.

GARDEN

Private courtyard style garden with gate providing side access.

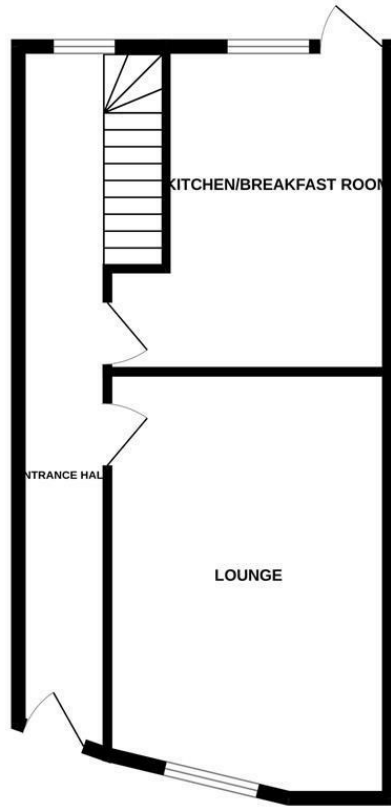
AGENTS NOTE

There is currently planning permission to add an additional floor which would benefit from sea views. Further information can be obtained under planning reference number - HS/FA/23/00505.

The photo of the sea view is taken from the roof/ proposed second floor.



GROUND FLOOR



1ST FLOOR



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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		
(81-91) B		
(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 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	