



ESTATE AGENTS

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Price £275,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this THREE BEDROOMED TERRACED HOUSE with LARGE GARDEN conveniently positioned on this sought-after road within Clive Vale, just a short stroll to Hastings historic Old Town and a vast range of amenities including artisan shops and eateries.

This FAMILY HOME offers accommodation arranged over three floors comprising an entrance hall, DUAL ASPECT LOUNGE-DINING ROOM, kitchen, first floor landing with THREE BEDROOMS and a bathroom, and a lower floor hallway with UTILITY AREA providing access to a LARGE LANDSCAPED TERRACED GARDEN and a WORKSHOP/ STORAGE SPACE. The property offers modern comforts including gas heating and replacement double glazed windows.

To the rear, the LARGE GARDEN provides AMPLE OUTSIDE SPACE for families to enjoy, with a leafy backdrop. The property is IN NEED OF SOME MODERNISATION but does provide further opportunity for someone to improve.

Please call the owners agents now to book your viewing and avoid disappointment.

ARCHWAY

Leading to:

STORM PORCH

Providing access to a double glazed front door with windows either side leading to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, telephone point, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, doors opening to an open plan lounge-dining room and separate kitchen.

LOUNGE

14'7 into bay x 11'2 (4.45m into bay x 3.40m)

Coving to ceiling, television point, radiator, fireplace, double glazed bay window to front aspect, open plan to:

DINING ROOM

11'4 x 11'4 (3.45m x 3.45m)

Radiator, coving to ceiling, double glazed window to rear aspect with lovely views extending over the garden and far reaching views over Clive Vale.

KITCHEN

6'5 x 7'5 (1.96m x 2.26m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, space for gas cooker, space for fridge freezer, double glazed window to rear aspect with lovely views over the garden and Clive Vale, door leading to stairs descending to:

LOWER GROUND FLOOR HALL

Door to garden, space and plumbing for washing machine and tumble dryer, inset drainer-sink, opening to:

WORKSHOP/ STORE ROOM

12'2 x 10'8 (3.71m x 3.25m)

Wall mounted boiler, radiator, double glazed window to rear aspect with views onto the garden, crawl space into a void that runs beneath the living room. This void could potentially be dug out and created into a full room, subject to relevant planning and building consents.

FIRST FLOOR LANDING

Loft hatch providing access to loft space.

BEDROOM

12'5 x 10'8 (3.78m x 3.25m)

Double glazed window to front aspect.

BEDROOM

13'4 x 11'10 (4.06m x 3.61m)

Built in wardrobes, double glazed window to rear aspect having lovely views over the garden and Clive Vale.

BEDROOM

7'6 x 6'2 (2.29m x 1.88m)

Coving to ceiling, radiator, double glazed window to front aspect.

BATHROOM

Radiator, tiled walls, panelled bath with mixer tap and shower over, wall mounted wash hand basin, low level wc, double glazed window to rear aspect.

REAR GARDEN

Landscaped and sympathetically terraced with sections of lawn and patio, wooden shed, fenced boundaries, access via neighbouring properties to a passageway that leads back to the street. The garden enjoys a pleasant outlook.

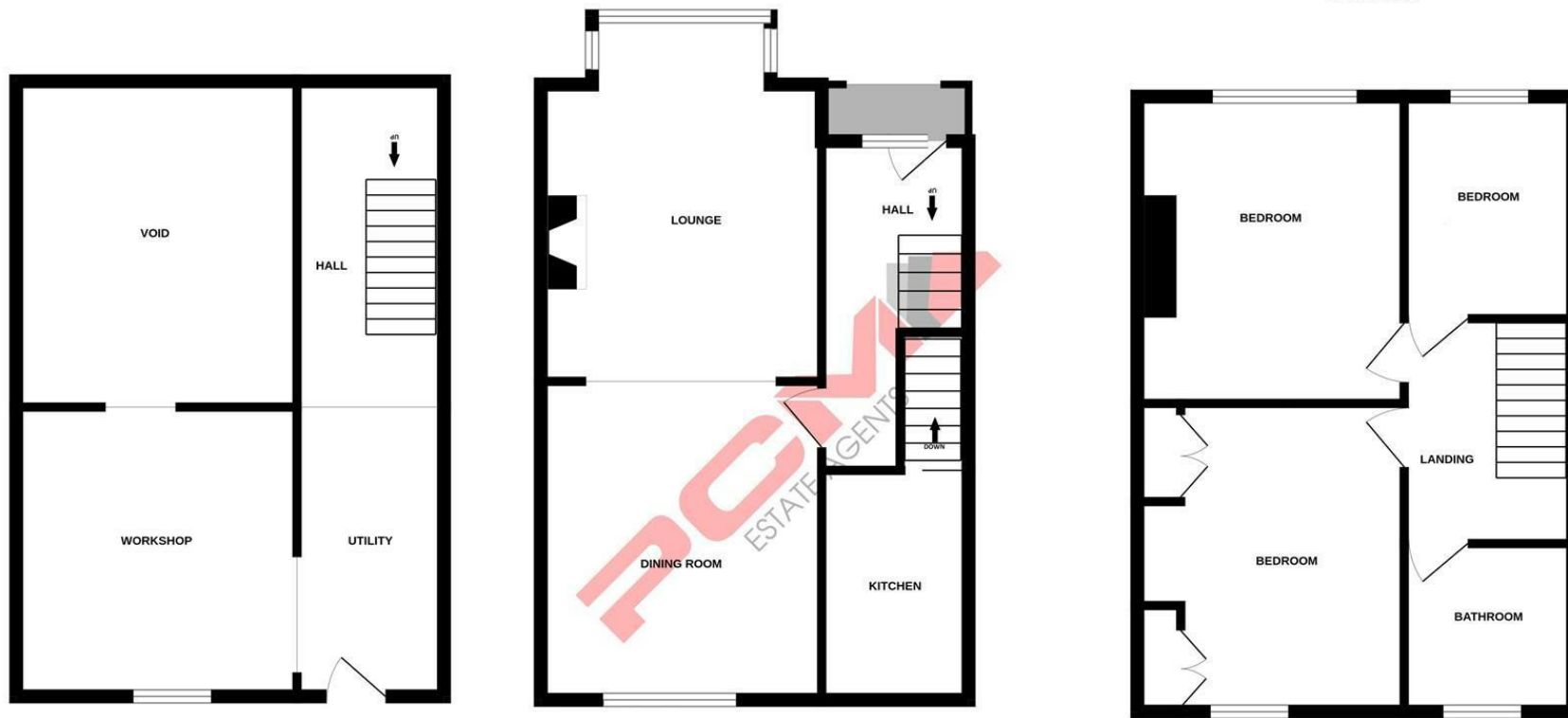
Council Tax Band: B



GROUND FLOOR

BASEMENT

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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			82
(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	

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.