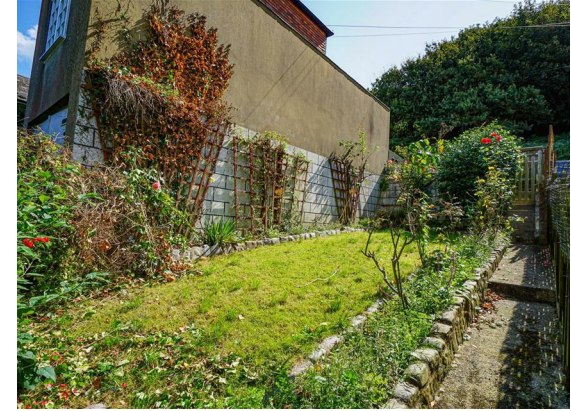




ESTATE AGENTS

Zion Cottage, Ebenezer Road, Hastings, TN34 3BS

Web: www.pcstateagents.co.uk
Tel: 01424 839111

Price £395,000

PCM Estate Agents are delighted to present to the market this MODERN DETACHED TWO BEDROOMED COTTAGE located in the heart of Hastings historic Old Town, with a PLEASANT TOWNSCAPE VIEWS and SEA VIEWS. Offered to the market CHAIN FREE with an ATTRACTIVE GARDEN planted with rose bushes and offering modern comforts including gas fired central heating and UPVC double glazed windows.

The property offers accommodation comprising an entrance hall, spacious 26ft RECEPTION ROOM with MODERN KITCHEN, this room is TRIPLE ASPECT and allows light to flood into the room and the kitchen is modern with stone countertops and matching upstands. Upstairs, the landing provides access TWO GOOD SIZED BEDROOMS, both of which are double aspect and afford LOVELY VIEWS over the Old Town and even some sea views, and there is a MODERN SHOWER ROOM. A delightful feature of this detached cottage is the ATTRACTIVE GARDEN which is of a good size and offering two main seating areas, a section of lawn and established planted rose bushes.

Positioned in this coveted position within the Old Town, within ease of access to a range of artisan shops located on George Street and the High Street, as well as being within easy reach of the East Hill with the open panoramic views over Hastings and out to sea.

Viewing comes highly recommended, please call the owners agents now to book your viewing and avoid disappointment.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Wooden door leading to:

OPEN PLAN DUAL ASPECT RECEPTION ROOM-KITCHEN

26' x 11'8 (7.92m x 3.56m)

Triple aspect with UPVC double glazed windows to both front and both side elevations, open plan reception space with wood laminate flooring, radiator, stairs rising to upper floor accommodation with under stairs storage cupboard housing the gas meter and consumer unit for the electrics. The kitchen is modern and fitted with a matching range of eye and base level cupboards and

drawers with stone countertops and matching upstands, wall mounted cupboard concealed boiler, four ring electric hob with oven below and fitted cooker hood over, sunken one & ½ bowl resin sink with mixer tap and moulded drainer into the stone countertop, space and plumbing for washing machine and slimline dishwasher, space for fridge freezer, inset lights as well as pendant ceiling lighting, wall mounted thermostat control for gas fired central heating.

FIRST FLOOR LANDING

Doors opening to:

BEDROOM ONE

12' x 8'7 (3.66m x 2.62m)

Measurement excludes door recess, wood laminate flooring, radiator, built in cupboard with shelving and hanging rail, dual aspect room with UPVC double glazed windows to side and front elevations, having views over the Old Town and to the sea.

BEDROOM TWO

12' x 8' (3.66m x 2.44m)

Wood laminate flooring, radiator, loft hatch providing access to loft space, dual aspect room with UPVC double glazed windows to side and front elevations, with townscape views over the Old Town and to the West Hill.

SHOWER ROOM

Modern suite comprising of a large walk in shower enclosure, fitted shower unit with waterfall style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, down lights, extractor fan for ventilation, partially aquabored walls, tile effect vinyl flooring, UPVC double glazed window with opaque glass to front aspect.

OUTSIDE

To the front of the property is an outside water tap, whilst to the rear is an attractive landscaped garden, well-established with lawned area, planted rose bushes, concrete patio to the bottom and top of the garden allowing for some lovely views across to the Old Town. The garden enjoys plenty of sunshine and is enclosed. The garden is only accessed via exiting the property via the front door and walking around to it.

AGENTS NOTE

There is permission granted for the construction of a dwelling in the garden, though currently there is a covenant on the garden stating that you cannot build and this would need to be removed to enable any future development. The vendor has tentatively looked into the removal of the covenant, but not explored this in any real depth.

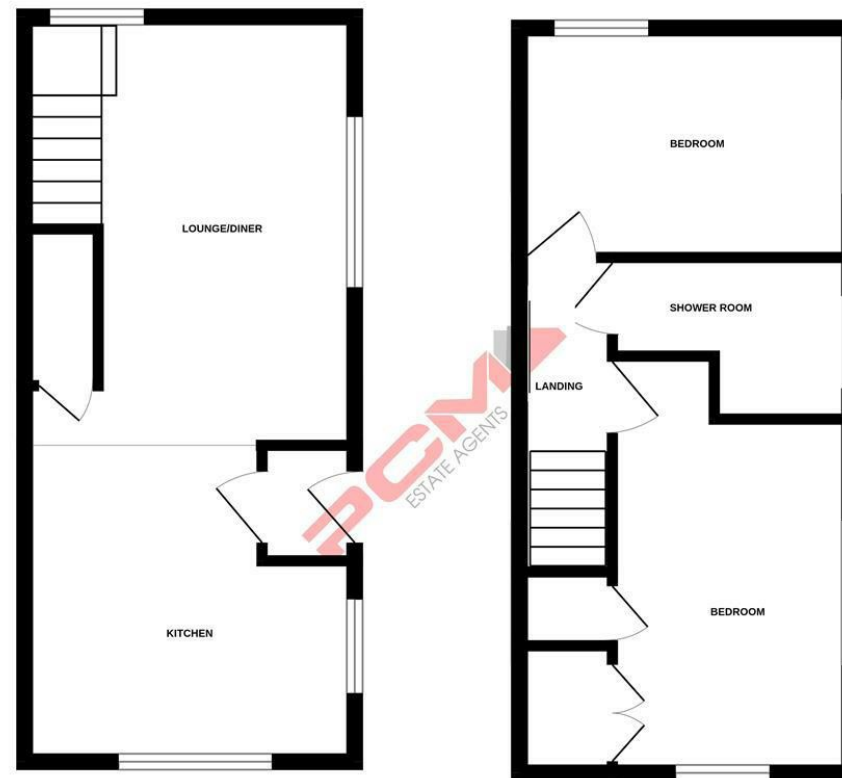






GROUND FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		67	
(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

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.