



ESTATE AGENTS

**67, Winchelsea Road, Hastings, TN35 4JT**

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

**Price £244,950**



PCM Estate Agents are delighted to offer for sale an opportunity to secure this THREE BEDROOMED MID TERRACED HOUSE located within the sought-after Ore Village region of Hastings, within easy reach of local schooling. The property is offered to the market CHAIN FREE.

Offering well-presented and deceptively spacious accommodation throughout comprising an entrance porch, 25ft DUAL ASPECT LOUNGE-DINER, kitchen, bathroom, first floor landing with THREE BEDROOMS, all of which are of a good size. Externally the property further benefits from a private and FAMILY FRIENDLY REAR GARDEN.

Located in the popular Ore Village region of Hastings, within easy reach of a range of shops and amenities that Ore has to offer, in addition to a number of local schooling facilities. The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE PORCH**

Door to:

#### **LOUNGE-DINER**

25'4 max x 12'3 (7.72m max x 3.73m)

Spacious and dual aspect with stairs rising to the upper floor accommodation, under stairs storage cupboard, double glazed bay window to front aspect, double glazed French doors to rear aspect leading out to the garden, feature fire surround, telephone point, two radiators.

#### **KITCHEN**

9'3 x 6'9 (2.82m x 2.06m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, inset one & ½ bowl inset sink with mixer tap, double glazed window to side aspect, doorway to:

#### **REAR LOBBY**

Storage cupboard, door to:

#### **BATHROOM**

6'2 x 5'4 (1.88m x 1.63m)

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, part tiled walls, radiator, extractor fan, double glazed obscured window to rear aspect.

#### **FIRST FLOOR LANDING**

Loft hatch.

#### **BEDROOM**

12'8 x 11' (3.86m x 3.35m)

Double glazed window to front aspect, radiator.

#### **BEDROOM**

9'3 x 8'9 (2.82m x 2.67m)

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

#### **BEDROOM**

11' x 6'1 (3.35m x 1.85m)

Built in wardrobe, double glazed window to side aspect, radiator.

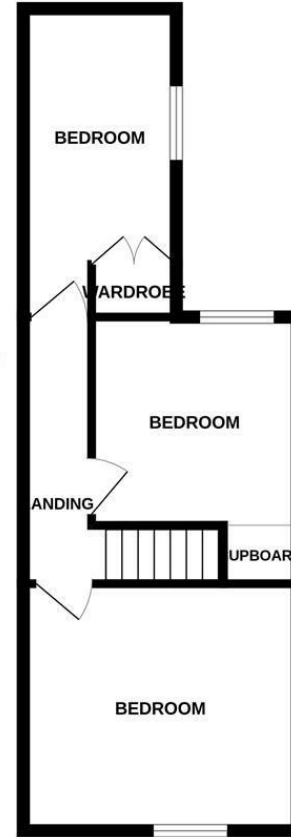
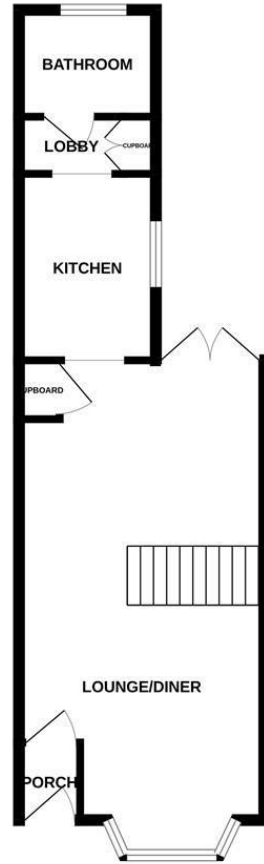
#### **REAR GARDEN**

Private and secluded family friendly garden with enclosed fenced boundaries.

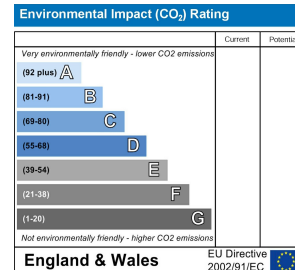
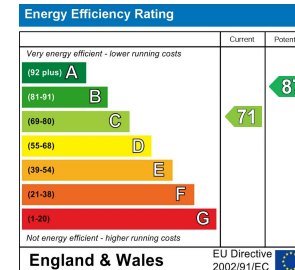


GROUND FLOOR

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.  
Made with Memopix ©2024



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.