



ESTATE AGENTS

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Price £300,000

PCM Estate Agents welcome to the market this extremely spacious FIVE BEDROOM, TWO RECEPTION ROOM, MID TERRACED PERIOD HOME conveniently located on the outskirts of Hastings town centre, within easy reach of the seafront and mainline railway station. The property is offered to the market CHAIN FREE.

Whilst the property does REQUIRE MODERNISATION throughout, it offers huge potential for those looking for a HOME TO IMPROVE. The accommodation is extremely spacious and comprises a hallway, lounge, DINING ROOM, KITCHEN-BREAKFAST ROOM, first floor landing with THREE BEDROOMS, a SHOWER ROOM with SEPARATE WC, whilst to the second floor are TWO FURTHER BEDROOMS and another SHOWER ROOM.

Conveniently located on the outskirts of Hastings town centre, within easy reach of many amenities that Hastings has to offer in addition to the mainline railway station and seafront. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Door to:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, under stairs storage area.

LOUNGE

14'11 max x 11'7 (4.55m max x 3.53m)

Double glazed bay window to front aspect, radiator.

DINING ROOM

16'7 max x 14'5 max (5.05m max x 4.39m max)

Double glazed windows to front and side aspects, radiator, storage cupboard.

KITCHEN

16'4 max x 9'3 max (4.98m max x 2.82m max)

Comprising a range of eye and base level units with worksurfaces over, two gas hobs, inset sink with mixer tap, door to rear aspect leading out to the courtyard.

FIRST FLOOR LANDING

Stairs rising to second floor accommodation, door to:

WC

Wash hand basin.

BEDROOM

16'8 max x 13'10 max (5.08m max x 4.22m max)

Two double glazed windows to front and side aspects, radiator.

BEDROOM

14'11 x 10'2 (4.55m x 3.10m)

Double glazed bay window to front aspect, radiator.

BEDROOM

window to rear aspect, part tiled walls

SHOWER ROOM

14'7 max x 9'1 max (4.45m max x 2.77m max)

Obscured window to rear aspect, radiator, part tiled walls.

SECOND FLOOR LANDING

Loft hatch, double glazed window to rear aspect.

BEDROOM

15'9 max x 13'9 max (4.80m max x 4.19m max)

Two double glazed windows to front and side aspects, radiator.

BEDROOM

14'6 max x 10'5 max (4.42m max x 3.18m max)

Double glazed bay window to front aspect, radiator.

SHOWER ROOM

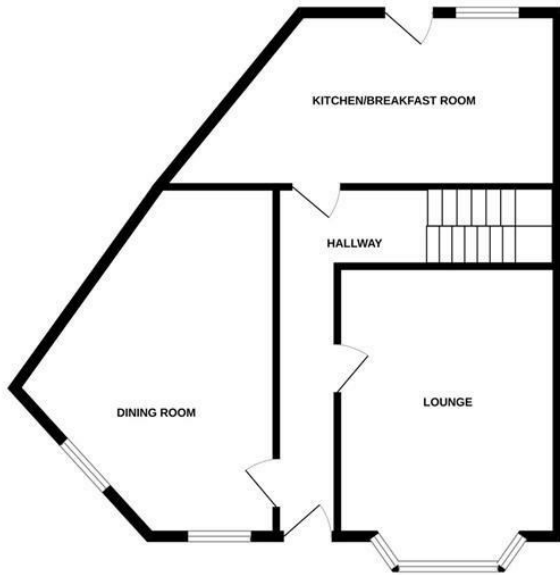
Walk in shower, wc, wash hand basin.

REAR COURTYARD

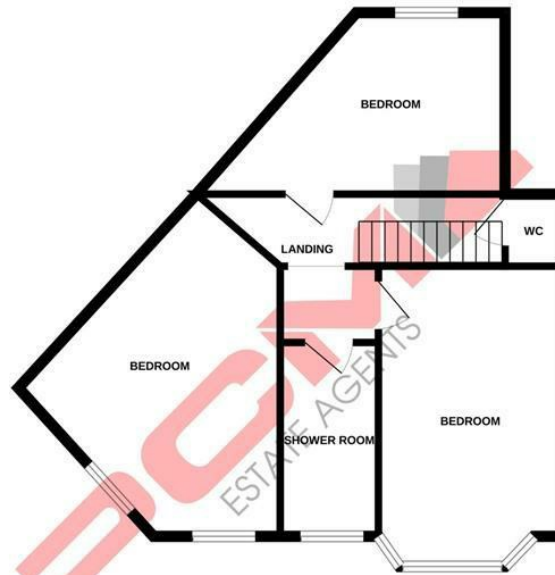
Small, private courtyard garden.



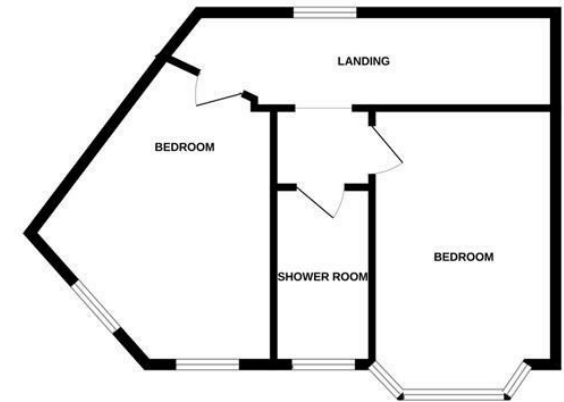
GROUND FLOOR



1ST FLOOR



2ND 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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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) 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		