



ESTATE AGENTS

**48, Percy Road, Hastings, TN35 5AR**

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

**Price £239,950**



PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE TWO BEDROOMED OLDER STYLE TERRACED HOUSE positioned on this sought-after street within Hastings, on the northern outskirts of Hastings itself.

The well-proportioned accommodation is arranged over two floors and comprises an entrance hall, BAY FRONTED LOUNGE, separate DINING ROOM, MODERN KITCHEN, upstairs landing, TWO BEDROOMS and a MODERN BATHROOM. The property has the benefit of a LOW-MAINTENANCE GARDEN and modern comforts including gas fired central heating and double glazing.

Located close to popular schooling establishments and nearby local amenities within Ore Village. Viewing comes highly recommended, please call the owners agents now to to book your viewing.

### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Opening to:

### **ENTRANCE HALL**

Radiator, coving to ceiling, opening to:

### **DINING ROOM**

14'2 x 12'8 (4.32m x 3.86m)

Stairs rising to upper floor accommodation, wood laminate flooring laid in herringbone pattern, coving to ceiling, radiator, under stairs storage cupboard, double glazed window to rear aspect, door to kitchen, partially open plan to:

### **LIVING ROOM**

14'3 into bay x 10'9 (4.34m into bay x 3.28m)

Fireplace, coving to ceiling, continuation of the wood laminate flooring laid in herringbone pattern, telephone point, double glazed bay window to front aspect.

### **KITCHEN**

11'5 x 8'2 (3.48m x 2.49m)

Wood effect tiled flooring, part tiled walls, wall mounted boiler, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset one & ½ bowl drainer-sink unit with mixer tap, combi oven below and extractor over, space and plumbing for washing machine,

space for tall fridge freezer, double glazed window and door to side aspect providing access to the garden.

### **FIRST FLOOR LANDING**

Split level with radiator, coving to ceiling, loft hatch providing access to loft space.

### **BEDROOM ONE**

14'5 x 11'2 (4.39m x 3.40m)

Built in storage, radiator, double glazed windows to front aspect.

### **BEDROOM TWO**

12' x 8'10 (3.66m x 2.69m)

Built in storage, radiator, double glazed window to rear aspect with views onto the garden.

### **BATHROOM**

Roll top Victorian style bathtub with mixer tap and shower attachment, contemporary low level wc with matching pedestal wash hand basin, tiled walls, tiled flooring, radiator, extractor fan for ventilation, coving to ceiling, double glazed pattern glass window to rear aspect.

### **OUTSIDE - FRONT**

Pathway to front door, courtyard style garden, space for refuse bins.

### **REAR GARDEN**

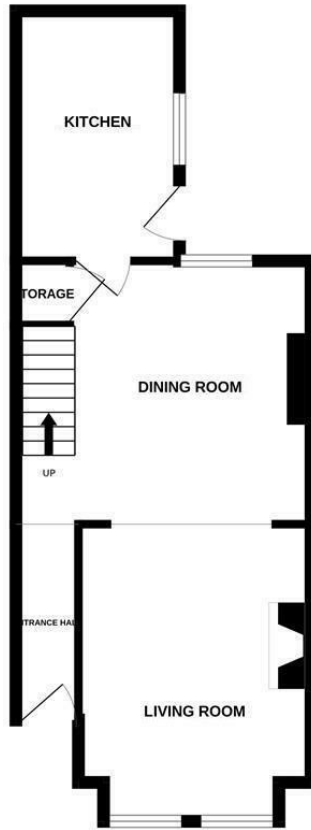
Decked patio, wooden shed, low-maintenance garden with fenced boundaries. There is a right of way for neighbouring properties.

Council Tax Band: B





GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.

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			86
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.