



PCMA
ESTATE AGENTS

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Price £265,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this well-presented and well-proportioned BAY FRONTED TWO DOUBLE BEDROOM VICTORIAN TERRACED HOUSE.

The property offers modern comforts including gas fired central heating and UPVC replacement double glazed windows. The well-proportioned accommodation is arranged over two floors and comprises a vestibule onto entrance hall, BAY FRONTED LOUNGE, separate DINING ROOM, MODERN KITCHEN, upstairs landing, TWO DOUBLE BEDROOMS and a SHOWER ROOM. A delightful feature of this home is the LOW-MAINTENANCE LANDSCAPED REAR GARDEN offering ample outside space.

Conveniently positioned within easy reach of amenities, bus routes and nearby Hastings historic Old Town as well as a number of popular schooling establishments. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

VESTIBULE

Further wooden partially glazed front door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, under stairs storage cupboards.

LIVING ROOM

14'4 into bay x 11'6 (4.37m into bay x 3.51m)

Picture rail, radiator, television point, freestanding wooden fireplace, double glazed bay window to front aspect.

DINING ROOM

12' x 10'2 (3.66m x 3.10m)

Radiator, double glazed window to rear aspect with views onto the garden.

KITCHEN

10'2 x 7'9 (3.10m x 2.36m)

Part tiled walls, wood effect vinyl flooring, fitted with a range of modern Shaker

style eye and base level cupboards and drawers with worksurfaces over, inset stainless steel drainer-sink with mixer tap, four ring gas hob with oven below and extractor over, space and plumbing for washing machine, space for under counter fridge and separate freezer, wall mounted boiler, radiator, wall mounted boiler, double glazed window to side aspect, double glazed door to rear providing access to the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space. telephone point.

BEDROOM ONE

15'8 x 12'3 (4.78m x 3.73m)

Radiator, built in cupboard, two double glazed windows to front aspect.

BEDROOM TWO

11'8 x 10' (3.56m x 3.05m)

Radiator, double glazed window to rear aspect.

SHOWER ROOM

Walk in shower with chrome fittings, waterfall style shower head and further hand-held shower attachment, pedestal wash hand basin with mixer tap and tiled splashbacks, ladder style heated towel rail, dual flush low level wc, tiled flooring, part tiled walls, double glazed pattern glass window to rear aspect.

REAR GARDEN

Relatively low-maintenance rear garden with a stone patio abutting the property and extending down the side elevation, planted beds with established Acer trees, section laid with stone chippings and a shed, fenced boundaries.

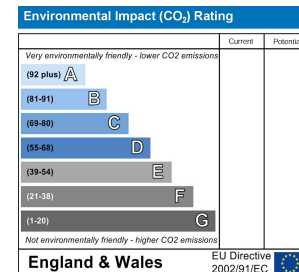
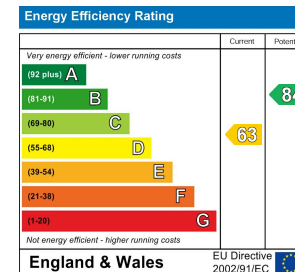
Council Tax Band: B





TOTAL FLOOR AREA: 905 sq. ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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