



ESTATE AGENTS

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Price £325,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this exceptionally well-presented BAY FRONTED VICTORIAN THREE BEDROOMED TERRACED HOME positioned on this convenient and sought-after street within Hastings, within walking distance to Ore railway station and popular schooling establishments.

The property is well-appointed offering STYLISH and well-proportioned accommodation arranged over two floors comprising vestibule onto entrance hall, DOWNSTAIRS WC, OPEN PLAN LOUNGE-DINING ROOM, fitted kitchen with QUARTZ COUNTERTOPS and matching upstands, first floor landing, THREE BEDROOMS and a bathroom which includes a bath and a shower. Modern comforts include gas fired central heating and double glazed windows where stated.

We encourage viewings on this BEAUTIFUL HOME in this convenient location. Please call the owners agents now to arrange your appointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

VESTIBULE

Engineered Oak flooring, wall mounted hooks for hanging coats, door to:

ENTANCE HALL

Stairs rising to upper floor accommodation, under stairs storage cupboard, coving to ceiling, continuation of the engineered oak flooring, doors to:

DOWNSTAIRS WC

Wall mounted corner wash hand basin with tiled splashbacks, dual flush low level wc, down lights, ceramic floor tiles.

KITCHEN-BREAKFAST ROOM

12'2 x 8'8 (3.71m x 2.64m)

Modern and fitted with matching range of eye and base level cupboards and drawers fitted with soft close hinges and having Quartz countertops and matching upstands over, four ring electric hob with electric oven below and extractor over, integrated microwave, space and plumbing for washing machine, space for tall fridge freezer, sunken ceramic sink with mixer tap and moulded drainer into the Quartz countertop, coving to ceiling, ceramic floor tiles, part tiled walls, under cupboard lighting, radiator, space for breakfast table, double glazed window and door to side aspect overlooking and providing access to the bottom courtyard.

LOUNGE

14'5 into bay x 12'6 (4.39m into bay x 3.81m)

Coving to ceiling, picture rail, dado rail, radiator, engineered oak flooring, recessed shelving, feature fireplace, television point, double glazed bay window to front aspect, open plan to:

DINING ROOM

11'6 x 10' (3.51m x 3.05m)

Continuation of the engineered oak flooring, radiator, picture rail, dado rail, recessed shelving, UPVC double glazed door opening to the bottom courtyard.

SPLIT LEVEL LANDING

Coving to ceiling, down lights, ample storage space with cupboards, loft hatch providing access to loft space with pull down ladder, coving to ceiling, engineered oak flooring, door to:

BEDROOM ONE

15'3 into bay x 10'1 (4.65m into bay x 3.07m)

Engineered oak flooring, television point, radiator, wall mounted bedside lights, double glazed bay window to front aspect.

BEDROOM TWO

11'9 x 9'9 (3.58m x 2.97m)

Engineered oak flooring, radiator, coving to ceiling, UPVC double glazed window to rear aspect with views onto the garden.

BEDROOM THREE

9'7 x 9'2 (2.92m x 2.79m)

Large built in cupboard housing the all mounted boiler, coving to ceiling, radiator, engineered oak flooring, UPVC double glazed door to garden.

BATHROOM/ SHOWER ROOM

Tiled walk in shower unit with electric shower, extractor fan and down lights, panelled bath with Victorian style mixer tap and sower attachment, contemporary low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashback, ladder style heated towel rail, wood flooring, window with obscured glass to front aspect.

COURTYARD

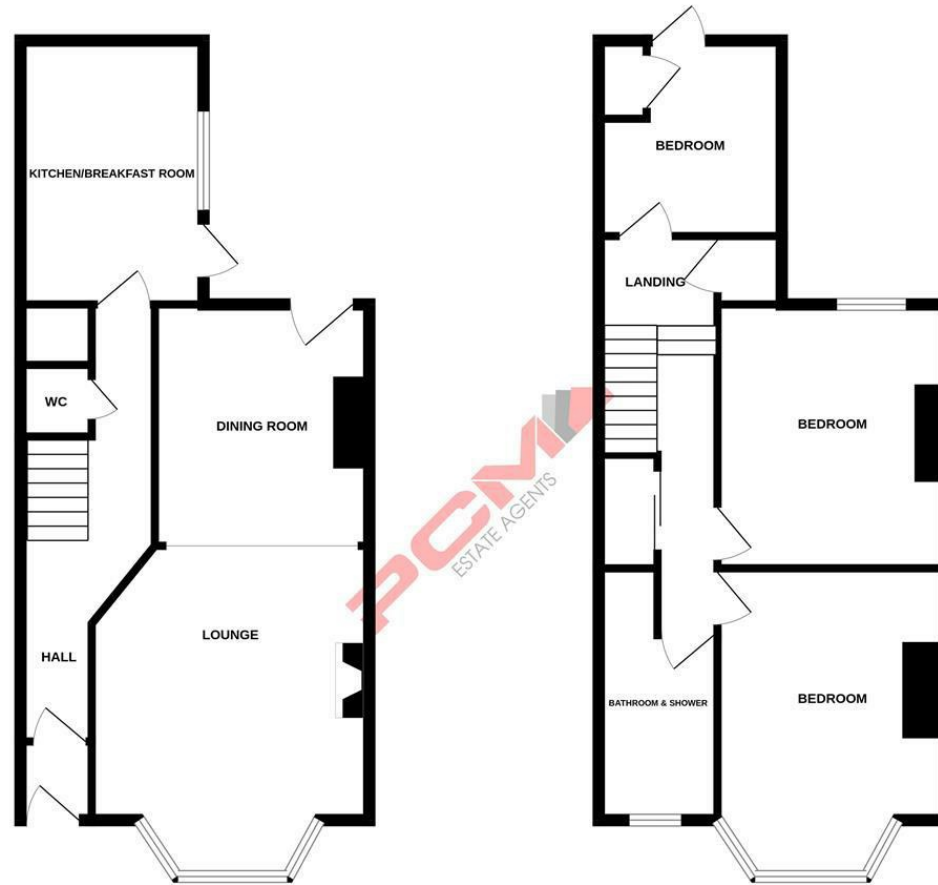
Ample space for bistro style table and chairs, steps leading up to the main section of garden which is laid to lawn, additional terrace beyond.

Council Tax Band: B



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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