



ESTATE AGENTS

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Price £235,000

PCM Estate Agents welcome to the market this THREE BEDROOM, THREE STOREY, MID TERRACED HOUSE conveniently located on a sought-after road in Hastings town centre, within easy reach of the seafront and mainline railway station.

Benefitting from spacious and versatile accommodation over three floors comprising a LOUNGE being OPEN PLAN to a MODERN KITCHEN-BREAKFAST ROOM, first floor landing with BEDROOM and bathroom, whilst to the second floor there are TWO FURTHER BEDROOMS.

Viewing comes highly recommended, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

LOUNGE

11'4 max x 10'6 (3.45m max x 3.20m)

Exposed brick chimney breast, double glazed window to front aspect with shutter blinds, radiator, open plan to:

KITCHEN-BREAKFAST ROOM

11'6 max x 10'5 (3.51m max x 3.18m)

Modern and 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 ceramic inset sink with mixer tap, space for fridge freezer, space and plumbing for washing machine, ample space for breakfast table and chairs, double glazed window o rear aspect, stairs rising to the first floor.

LANDING

Stairs rising to the second floor, built in storage cupboard.

BEDROOM

11'7 max x 10'10 (3.53m max x 3.30m)

Double glazed window to front aspect, built in storage cupboard, radiator.

BATHROOM

8'6 x 6'8 (2.59m x 2.03m)

Modern suite comprising a panelled bath with mixer tap and rainfall style

shower attachment with shower screen, dual flush wc, wash hand basin with storage below, chrome ladder style radiator, part tiled walls, extractor fan, double glazed window to rear aspect.

SECOND FLOOR LANDING

Door to:

BEDROOM

10'9 x 11'10 max (3.28m x 3.61m max)

Double glazed window to front aspect, radiator, loft hatch.

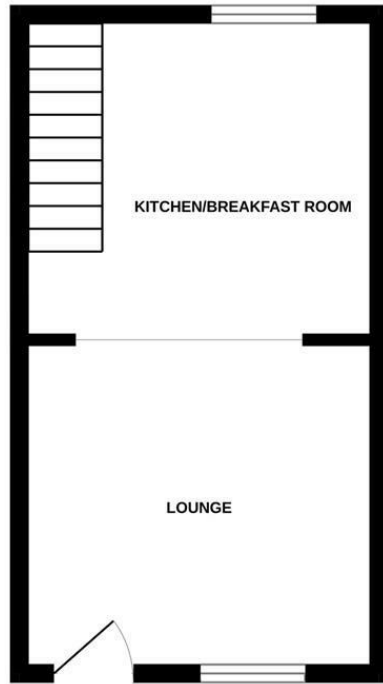
BEDROOM

10'9 x 6'10 (3.28m x 2.08m)

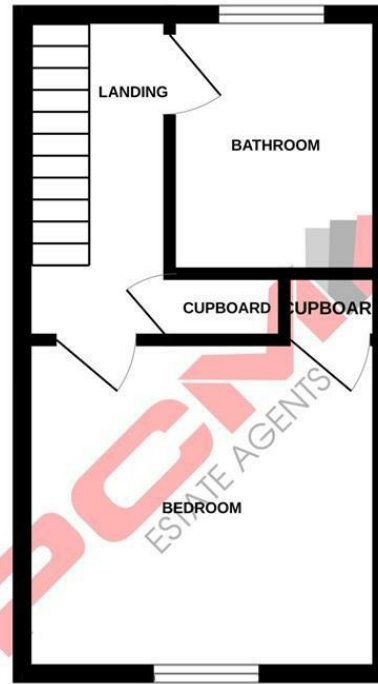
Loft hatch, double glazed window to rear aspect, radiator.



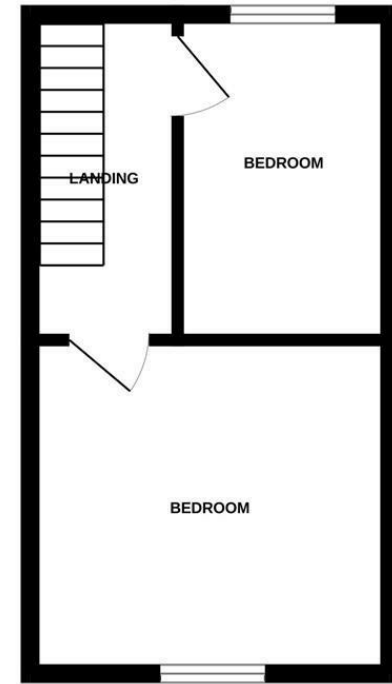
GROUND FLOOR



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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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		
	76	89
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	

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.