



PCMA
ESTATE AGENTS

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Price £235,000

PCM Estate Agents welcome to the market this THREE BEDROOMED MID TERRACED HOUSE with a BEAUTIFULLY PRESENTED GARDEN, located towards the northern outskirts of Hastings.

The property offers spacious accommodation throughout comprising an entrance hallway, lounge, 16ft KITCHEN-DINER leading out to the garden, whilst to the first floor there are THREE GOOD SIZED BEDROOMS, a MODERN SHOWER ROOM and a SEPARATE WC. To the rear of the property is a well-presented PRIVATE REAR GARDEN considered FAMILY FRIENDLY.

The property is located within easy reach of a number of schooling facilities in addition to public transport links to Hastings town centre, making this an ideal family home.

Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs rising to first floor accommodation, radiator.

LOUNGE

13' x 12'9 max (3.96m x 3.89m max)

Double glazed window to front aspect, radiator, under stairs storage cupboard.

KITCHEN-DINER

16' x 9'11 (4.88m x 3.02m)

Comprising a range of eye and base level units with worksurfaces over, space for gas cooker, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, stainless steel inset sink with mixer tap, radiator, double glazed window and door to rear aspect leading out to the garden.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

12'10 x 10'4 (3.91m x 3.15m)

Double glazed window to front aspect, radiator.

BEDROOM

10' x 9'9 (3.05m x 2.97m)

Airing cupboard, double glazed window to rear aspect, radiator.

BEDROOM

9'7 x 7'2 (2.92m x 2.18m)

Double glazed window to front aspect, radiator.

SHOWER ROOM

Modern suite comprising walk in double shower, wash hand basin, radiator, double glazed obscured window to rear aspect.

SEPARATE WC

WC, double glazed obscured window to rear aspect.

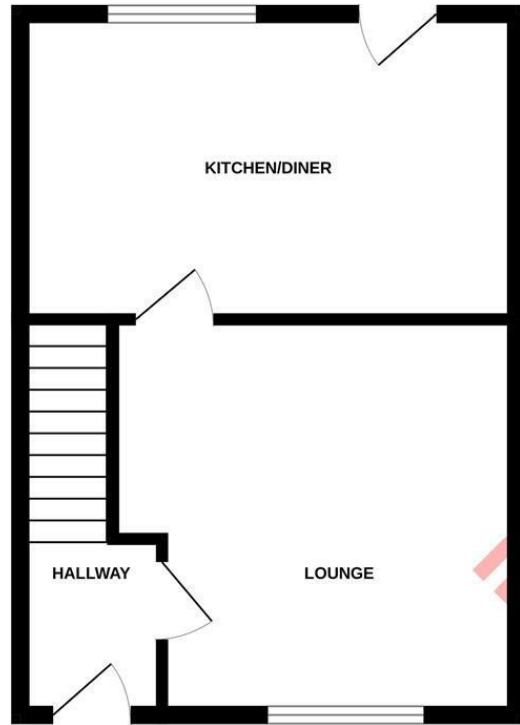
REAR GARDEN

A particular feature of this property, being well-presented and private, extending to a good size. Mainly laid to lawn and featuring a range of mature shrubs and plants, with enclosed fenced boundaries and a brick built storage shed.

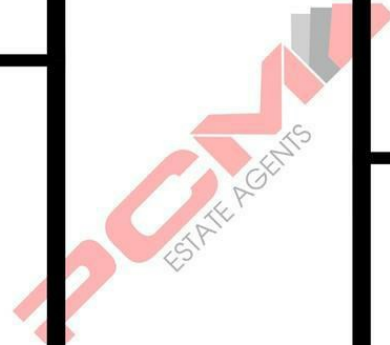
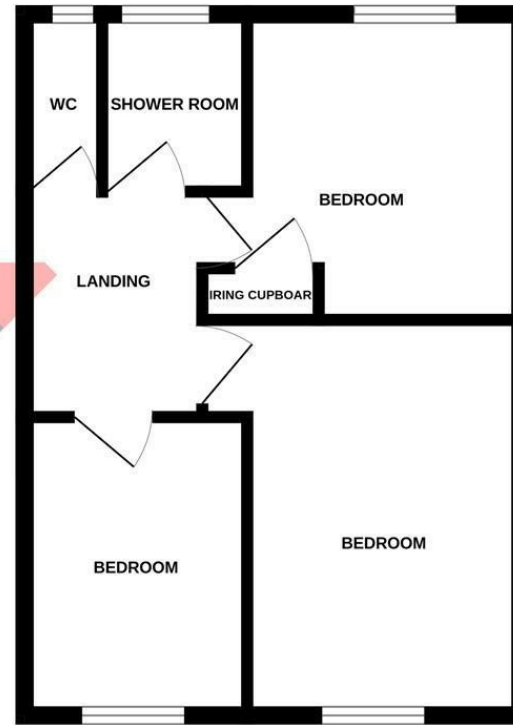
Council Tax Band: B



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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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	