



ESTATE AGENTS

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Price £250,000

PCM Estate Agents present to the market this TWO BEDROOM SEMI-DETACHED HOUSE located in the heart of Ore Village with easy accessibility of its local shopping facilities, schools and bus routes to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Inside the accommodation comprises an entrance hall, lounge-diner, kitchen with inner lobby leading to a UTILITY and DOWNSTAIRS WC, first floor landing, TWO BEDROOMS and a bathroom. To the rear of the property is a GARDEN laid with decking.

Please call the owners agents now to book your viewing to avoid disappointment.

PRIVATE FRONT DOOR

Opening to;

LOUNGE-DINER

27'5 x 10'8 (8.36m x 3.25m)

Window to front aspect, doorway to;

KITCHEN

11'8 x 7'11 (3.56m x 2.41m)

Double glazed window to rear aspect, part tiled walls, stainless steel sink, stainless steel chimney style cooker hood, cooker point, tiled floor, doorway to;

INNER LOBBY

Tiled floor, doorway to;

UTILITY

6'1 x 4'5 (1.85m x 1.35m)

Double glazed window to rear aspect, stainless steel sink, further working surfaces with stainless steel sink inset, fitted cupboard above, wall mounted gas boiler, tiled floor, part double glazed door opening to rear garden.

CLOAKROOM

Wash hand basin set into vanity unit beneath with stainless steel mixer tap over, tiled splashback, low level wc, tiled floor, return doorways to inner lobby and shop.

FIRST FLOOR LANDING

Into;

BEDROOM

14'5 max x 14'4 max (4.39m max x 4.37m max)

Double glazed bay window to front aspect, radiator, return door to landing.

BEDROOM

10'11 max x 8'6 maxQ (3.33m max x 2.59m max)

Double glazed window to rear aspect, radiator, return door to landing.

BATHROOM

Double glazed window to rear aspect, shower cubicle, panelled bath, wash hand basin set into vanity unit beneath with stainless steel mixer tap over, low level wc, electric heated towel rail, return door to kitchen.

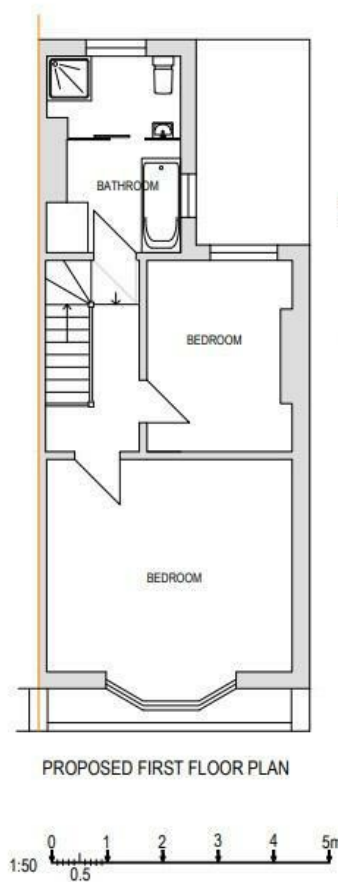
FRONT GARDEN

Railing to front and side.

REAR GARDEN

Raised area of decking with steps down to garden, extending to a good size and enclosed by fencing.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(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	

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.