



ESTATE AGENTS

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Price £249,950

PCM Estate Agents are delighted to present to the market an opportunity to acquire this OLDER STYLE TERRACED TWO BEDROOM HOUSE, positioned on the outskirts of Hastings historic Old Town, just a short stroll away from a vast range of amenities, Hastings Old Town, seafront and the East Hill.

The property offers well-appointed and well-proportioned accommodation arranged over two floors comprising a lounge, separate DINING ROOM, MODERN KITCHEN, upstairs landing, TWO BEDROOMS and a bathroom. There are modern comforts including gas fired central heating, double glazing, a FRONT DECKED GARDEN and a smaller REAR COURTYARD ideal for potted plants.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

### **DOUBLE GLAZED FRONT DOOR**

Opening to:

### **LIVING ROOM**

12'8 x 11'1 (3.86m x 3.38m)

Wood laminate flooring, radiator, under stairs storage cupboard, fireplace with electric fire, television point, double glazed window to front aspect.

### **DINING ROOM**

12'7 x 9'4 (3.84m x 2.84m)

Wood laminate flooring, picture rail, wall mounted thermostat control for gas fired central heating, doorway leading to stairs rising to the upper floor accommodation, double glazed window to rear aspect, large opening to:

### **KITCHEN**

8'2 x 7'6 (2.49m x 2.29m)

Modern and built with a matching range of matching eye and base level cupboards and drawers with worksurfaces over, resin drainer-sink with mixer tap, four ring electric hob, waist level oven, integrated washing machine and dishwasher, tiled flooring, double glazed window and door to side aspect providing access and overlooking a small courtyard.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, coving to ceiling, built in storage.

### **BEDROOM**

12'7 x 11'2 (3.84m x 3.40m)

Radiator, built in cupboard, partially wood panelled wall, double glazed window to front aspect having lovely views to the East Hill, down Old London Road and to the sea.

### **BEDROOM**

9'6 x 8' (2.90m x 2.44m)

Radiator, double glazed window to rear aspect.

### **BATHROOM**

Panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, tiled walls, extractor fan for ventilation, heated towel rail, double glazed frosted glass window to side aspect.

### **REAR COURTYARD**

Small area being ideal for some potted plants.

### **FRONT GARDEN**

Enclosed decked patio providing space for patio furniture to sit out and entertain or eat al-fresco.

Council Tax Band: A



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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	