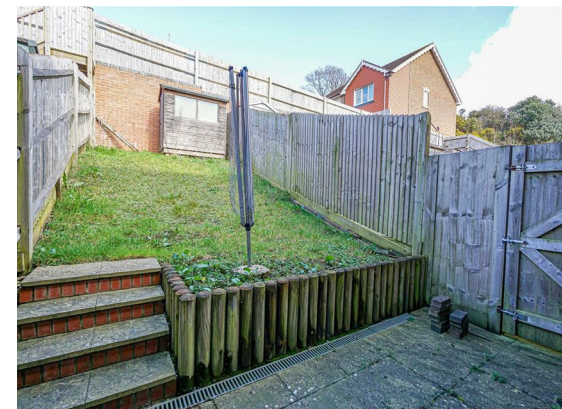




11, Endeavour Way, Hastings, TN34 3FA

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £220,000

PCM Estate Agents are presented for sale an opportunity to secure this TWO BEDROOM MID TERRACED MODERN HOUSE with OFF ROAD PARKING and an ENCLOSED PRIVATE GARDEN. Conveniently positioned in this sought-after region of Hastings, built by Park Lane Property Group to a HIGH SPECIFICATION.

Accommodation comprises an entrance hall LOUNGE open plan to a KITCHEN-DINER, DOWNSTAIRS WC, first floor landing, TWO BEDROOMS and a bathroom. The property benefits from gas central heating and double glazing.

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

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Wall mounted consumer unit for the electrics, further door opening to:

LIVING ROOM

12'7 x 11' (3.84m x 3.35m)

Inset down lights, radiator, television & telephone points, wall mounted thermostat control for gas fired central heating, UPVC double glazed window to front aspect, open plan to:

KITCHEN-DINER

13' x 11' max (3.96m x 3.35m max)

Tiled flooring, radiator, down lights, stairs rising to upper floor accommodation, double opening doors downstairs wc, UPVC double glazed window and French doors to rear aspect with views and access onto the garden. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below and extractor over, inset sink with mixer tap, space for tall fridge freezer, integrated washing machine and dishwasher.

DOWNSTAIRS WC

Tiled flooring, tiled walls, extractor fan for ventilation, down lights, dual flush low level wc, wall mounted wash hand basin with chrome mixer tap, radiator.

FIRST FLOOR LANDING

Light tunnel allowing light to enter this area from the roof space, large cupboard housing the wall mounted boiler, doors opening to:

BEDROOM

11' x 10'1 (3.35m x 3.07m)

Radiator, television point, UPVC double glazed window to front aspect.

BEDROOM

11' x 10'1 (3.35m x 3.07m)

Radiator, UPVC double glazed window to rear aspect.

BATHROOM

Bath with mixer tap and shower attachment, dual flush low level wc, pedestal wash hand basin with mixer tap, tiled walls, tiled flooring, shaver point, wall mounted mirror, UPVC double glazed window to side aspect.

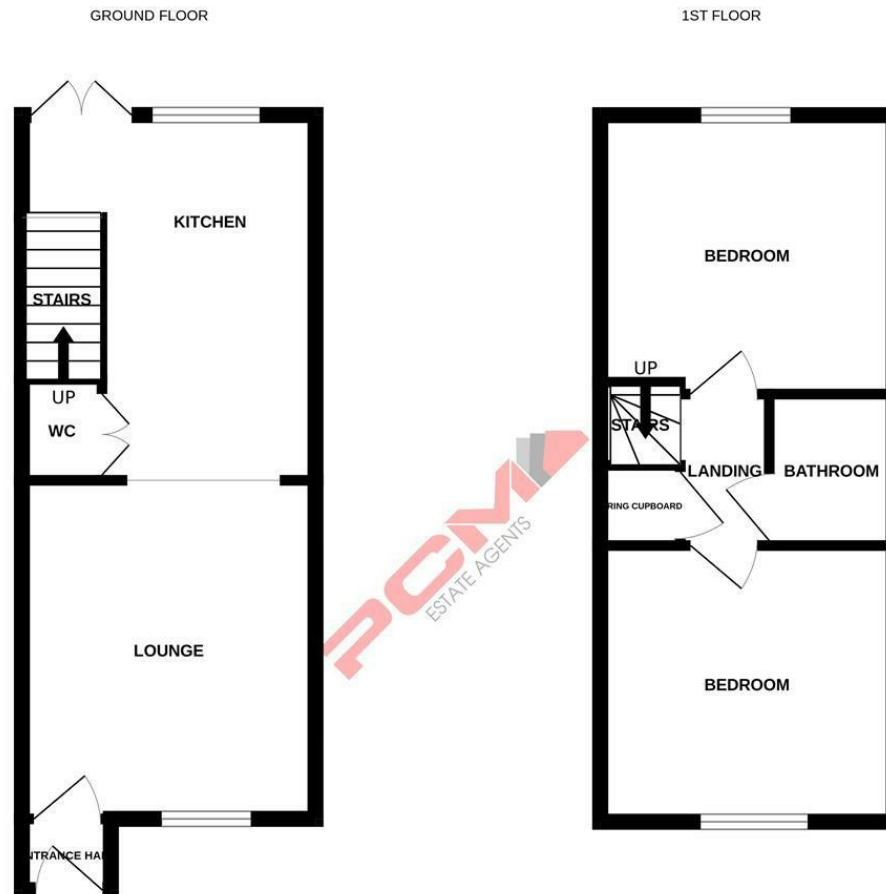
REAR GARDEN

Enclosed with a patio, section of lawn, wooden shed and fenced boundaries.

OUTSIDE - FRONT

Driveway providing off road parking.





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		97
(92 plus) A		
(81-91) B		82
(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