PCM
ESTATE AGENTS

180, Harold Road, Hastings, TN35 5NG

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

Price £250,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE, END OF TERRACED THREE STOREY TWO BEDROOM HOUSE with a GOOD SIZED GARDEN and PLEASANT VIEWS over the reservoir to the rear. The property is IN NEED OF REFURBISHMENT and occupies a prime position on this sought-after road within the Clive Vale region of Hastings.

Accommodation is arranged over three floors comprising a ground floor DUAL ASPECT OPEN PLAN RECEPTION ROOM, lower floor with KITCHEN-DINING ROOM and bathroom, whilst to the first floor there are TWO BEDROOMS one of which having an EN-SUITE SHOWER ROOM.

Viewing comes highly recommended, if you are seeking an opportunity to refurbish a home in the area please call the owners agents now to book your viewing.

PRIVATE FRONT DOOR
Leading to:

LIVING ROOM
13'10 x 12'6 plus bays (4.22m x 3.81m plus bays)
Bay windows to front aspect, open plan to:

RECEPTION ROOM
11'9 plus bay x 10'11 (3.58m plus bay x 3.33m)
Double glazed bay window to rear aspect enjoying a pleasant outlook over the reservoir, stairs to upper and lower floor accommodation.

LOWER FLOOR HALL
Leading to:

KITCHEN-DINER
23'8 x 12'1 max (7.21m x 3.68m max)
Spacious and currently featuring some base level units with worksurfaces over, under stairs storage cupboard, radiator, door leading to:

REAR LOBBY
Wall mounted gas fired boiler, double glazed door to side aspect leading out to the garden, door to:

BATHROOM
6'4 x 6'2 (1.93m x 1.88m)
Panelled bath with mixer tap, dual flush wc, wash hand basin, double glazed obscured window to rear aspect.

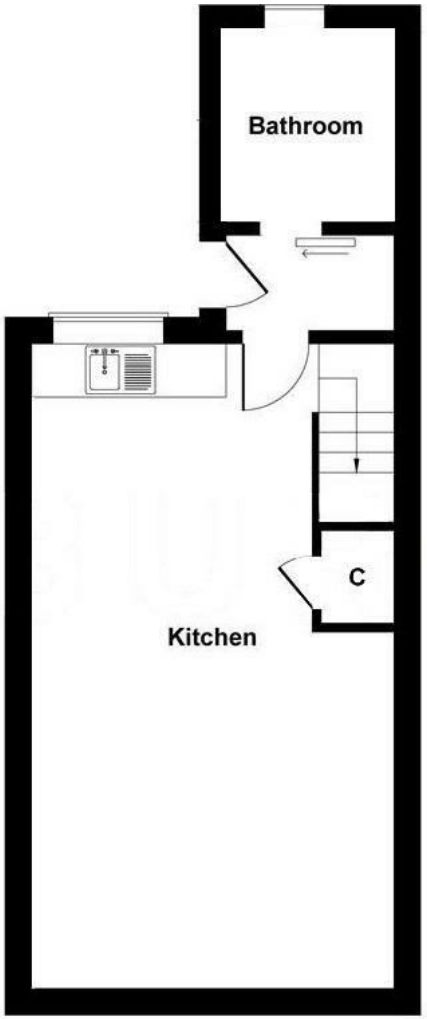
FIRST FLOOR LANDING
Loft hatch.

BEDROOM
15'1 max x 13'11 (4.60m max x 4.24m)
Bay window to front aspect, radiator.

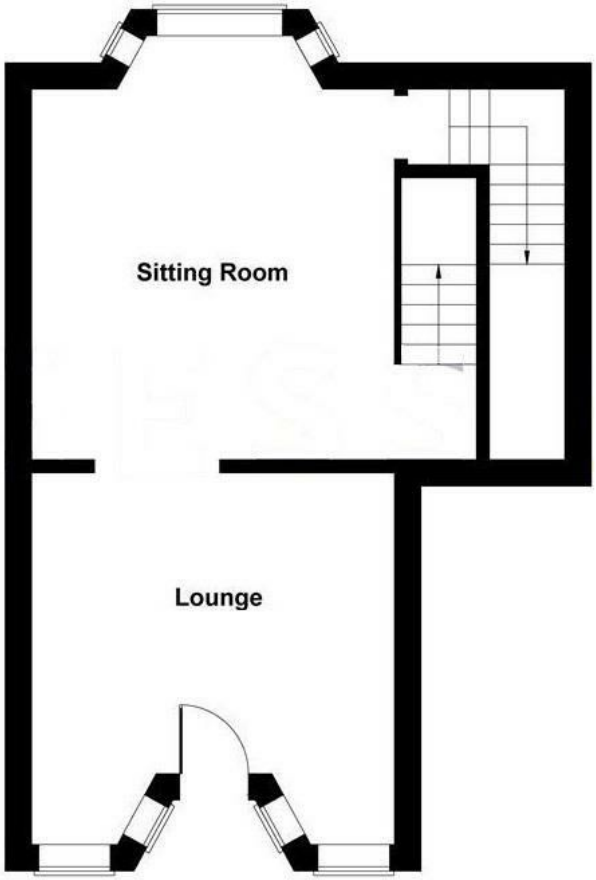
BEDROOM
12'2 x 10'9 (3.71m x 3.28m)
Double glazed window to rear aspect enjoying fantastic views over the reservoir, radiator, open plan to an en-suite area currently featuring a shower, wc and wash hand basin.

REAR GARDEN
The property benefits from a generous sized garden, currently in need of cultivation and offering lots of potential to improve, backing onto the reservoir.

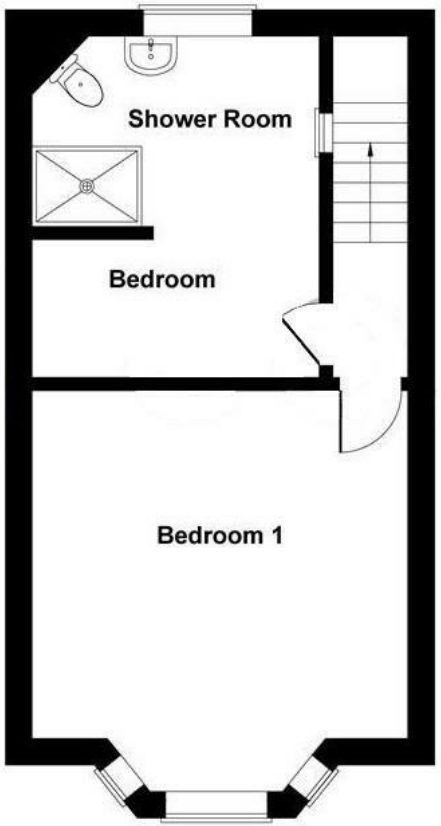
Council Tax Band: C



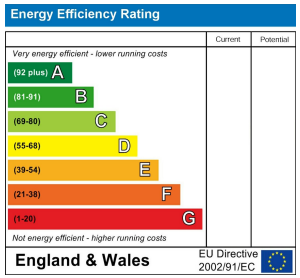
LOWER GROUND FLOOR

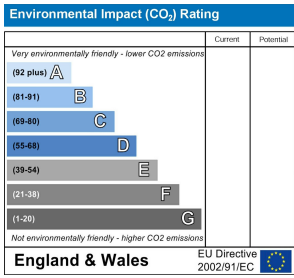


GROUND FLOOR



FIRST FLOOR





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.