



ESTATE AGENTS

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Price £350,000

PCM Estate Agents are delighted to offer to the market an opportunity to secure this beautifully presented THREE BEDROOM, TWO RECEPTION ROOM PERIOD HOME, located in this sought after Clive Vale region of Hastings within easy reach of Hastings Historic Old Town and seafront.

The property enjoys spacious accommodation throughout comprising an entrance hallway, lounge, SEPARATE DINING ROOM, MODERN FITTED KITCHEN, luxury bathroom suite, THREE DOUBLE BEDROOMS - one with a DRESSING ROOM.

Externally the property benefits from a PRIVATE ENCLOSED REAR GARDEN which enjoys a sunny aspect.

Please call now to arrange your appointment to view.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE VESTIBULE

Door opening to:

ENTRANCE HALLWAY

Split level hallway with stairs rising to first floor accommodation. Stairs descending to lower landing. Radiator, utility cupboard with space and plumbing for washing machine and tumble dryer.

LOUNGE

18'11 max x 11'8 (5.77m max x 3.56m)

Double glazed bay window to front aspect, radiator.

DINING ROOM

10'4 x 9'5 (3.15m x 2.87m)

Radiator, open plan to:

KITCHEN

10'11 x 6'2 (3.33m x 1.88m)

Modern fitted kitchen comprising a range of eye and base level units with work surfaces, four ring induction hob with extractor above and oven below, integrated fridge and freezer, double glazed window and door to rear aspect leading out to the garden.

BATHROOM

8'3 x 7'10 (2.51m x 2.39m)

Luxury bathroom suite comprising freestanding bath with mixer tap, separate shower, dual flush wc, wash hand basin, chrome ladder style radiator, matching wall and floor tiles, double glazed obscure glass window to rear aspect.

FIRST FLOOR LANDING

Built in storage cupboard.

BEDROOM

11'6 x 8' (3.51m x 2.44m)

Built in storage cupboard, double glazed window to rear aspect with pleasant outlook, radiator,

BEDROOM

10'7 x 9'9 (3.23m x 2.97m)

Radiator. Doorway to:

DRESSING ROOM

10'11 x 6'4 (3.33m x 1.93m)

Double glazed window to rear aspect with pleasant outlook, radiator.

BEDROOM

14'8 x 14'2 max (4.47m x 4.32m max)

Double glazed bay window to the front aspect, two radiators.

REAR GARDEN

Private and enclosed rear garden which enjoys a sunny aspect. The garden features an area of decking abutting the property offering ample space for seating. The rest of the garden is predominantly laid to lawn with some mature shrubs and enclosed fenced boundaries.

Council Tax Band: B





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) 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		