



ESTATE AGENTS

1, Freshwater Avenue, Hastings, TN34 2HR

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

Price £249,950

PCM Estate Agents are delighted to offer for sale this EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE with PRIVATE GARDEN, OFF ROAD PARKING and GARAGE. The property is IN NEED OF MODERNISATION THROUGHOUT however does offer huge potential and is offered to the market CHAIN FREE.

Offering spacious and VERSATILE ACCOMODATION comprising a porch, entrance hallway, 23ft living room, KITCHEN which is OPEN PLAN onto the DINING ROOM, additional RECEPTION ROOM/ FOURTH BEDROOM, first floor landing, THREE BEDROOMS and a bathroom. Externally the property offers a FAMILY FRIENDLY REAR GARDEN, whilst to the front there is OFF ROAD PARKING leading to a GARAGE.

Located in this popular Blacklands region of Hastings, within easy reach of Alexandra Park, Hastings town centre and a range of local schooling facilities.

The property is considered ideal for those looking for a SPACIOUS FAMILY HOME to improve. Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

PORCH

Door to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, door to:

LIVING ROOM

23'3 x 13'5 narrowing to 8'1 (7.09m x 4.09m narrowing to 2.46m)

Spacious dual aspect living room with window to front aspect, sliding patio door to rear aspect leading out to the garden, fireplace, under stairs storage cupboard, door to:

KITCHEN

8'8 x 8' (2.64m x 2.44m)

Comprising a range of eye and base level units with worksurfaces over, double glazed window to rear aspect, open plan to:

DINING ROOM

13'3 x 7'7 max (4.04m x 2.31m max)

Double glazed window and door to rear aspect leading out to the garden.

RECEPTION/ BEDROOM FOUR

15'10 x 7'9 (4.83m x 2.36m)

Window to front aspect.

FIRST FLOOR LANDING

Loft hatch, airing cupboard.

BEDROOM

11'9 x 10'2 (3.58m x 3.10m)

Double glazed window to rear aspect, built in wardrobe.

BEDROOM

9'4 x 8'4 (2.84m x 2.54m)

Built in storage cupboard, double glazed window to front aspect.

BEDROOM

7'11 x 6'4 (2.41m x 1.93m)

Built in storage cupboard, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap, wash hand basin, wc, part tiled walls, double glazed obscured window to rear aspect.

GARDEN

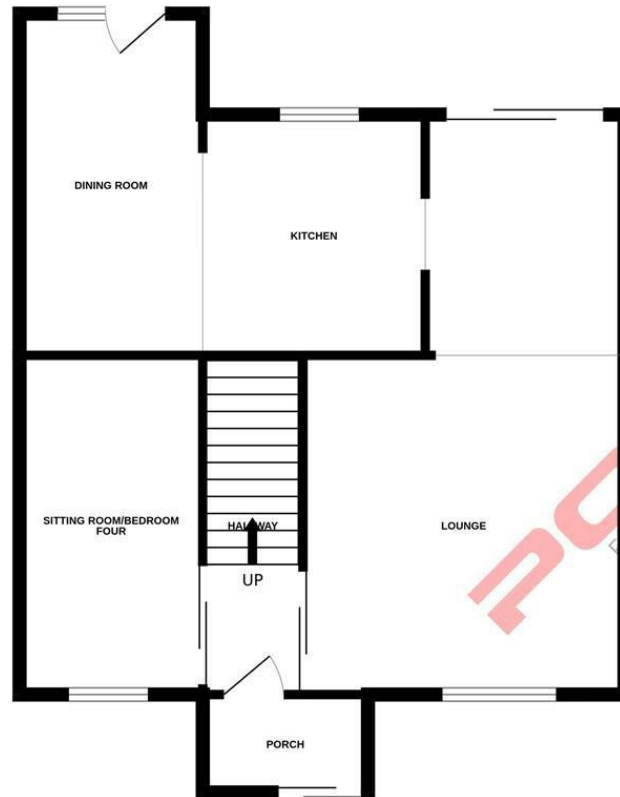
Private and secluded, predominantly level and considered family friendly, mainly laid to lawn, featuring a small patio area in addition to a range of mature shrubs, plants and trees, side access to the front of the property.

GARAGE

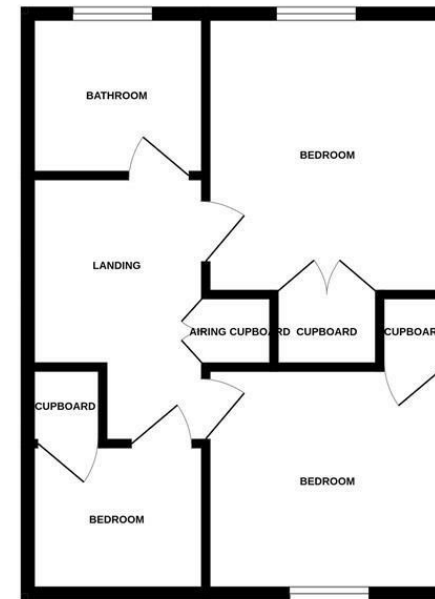
In need of renovation, up and over door, window and door to rear aspect.



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.
Made with Metropix ©2025

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		