



ESTATE AGENTS

**140, Mount Pleasant Road, Hastings, TN34 3SN**

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**Price £260,000**



PCM Estate Agents are delighted to present to the market a RECENTLY REFURBISHED OLDER STYLE THREE BEDROOM TERRACED HOUSE offering modern comforts including gas fired central heating and double glazing. Conveniently positioned within a sought-after region of Hastings, close to popular schooling establishments, nearby Alexandra Park and other amenities. The property also has a driveway to the rear providing OFF ROAD PARKING .

The well-presented and well-proportioned accommodation is arranged over two floors comprising a LOUNGE-DINER, modern NEWLY FITTED KITCHEN, NEWLY FITTED BATHROOM SUITE, utility area, upstairs landing and THREE BEDROOMS.

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

### **DOUBLE GLAZED FRONT DOOR**

Opening to:

### **ENTRANCE HALL**

Double glazed window to side aspect, tiled flooring, further wooden partially glazed door opening to:

### **LIVING ROOM**

15'6 into bay x 12'9 (4.72m into bay x 3.89m)

Wood laminate flooring, radiator, fireplace, stairs rising to upper floor accommodation.

### **KITCHEN**

12'8 x 9'9 (3.86m x 2.97m)

Wood laminate flooring, radiator, part tiled walls, double glazed door to rear aspect leading to the courtyard 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 resin drainer-sink with mixer tap, space for tall fridge freezer.

### **DOWNSTAIRS BATHROOM**

Panelled bath with mixer tap and shower attachment, glass shower screen, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer

tap and ample storage set beneath, wall mounted mirror, tiled walls, wood laminate flooring, ladder style heated towel rail, double glazed window with pattern glass to side providing privacy, wooden door to:

### **UTILITY ROOM**

Space and plumbing for washing machine, part tiled walls, wall mounted boiler, two double glazed windows with pattern glass to rear aspect for privacy.

### **LANDING**

Loft hatch providing access to loft space.

### **BEDROOM**

12'9 x 9'8 (3.89m x 2.95m)

Coving to ceiling, radiator, two double glazed windows to front aspect.

### **BEDROOM**

9'7 x 9'2 (2.92m x 2.79m)

Coving to ceiling, radiator, large built in cupboard, double glazed window to rear aspect.

### **BEDROOM**

7'7 x 6'1 (2.31m x 1.85m)

Radiator, coving to ceiling, double glazed window to side aspect.

### **COURTYARD STYLE GARDEN**

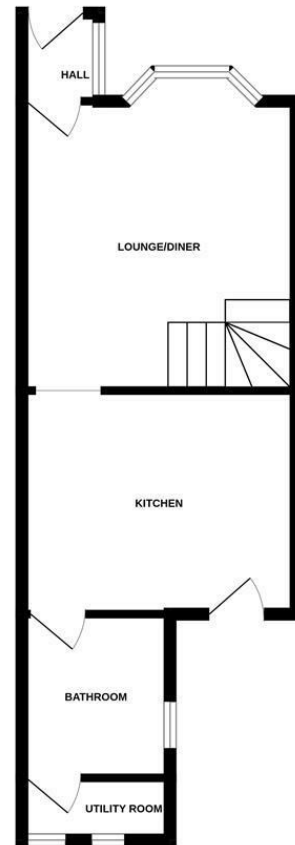
Low maintenance, walled boundaries, gated rear access to:

### **DRIVEWAY**

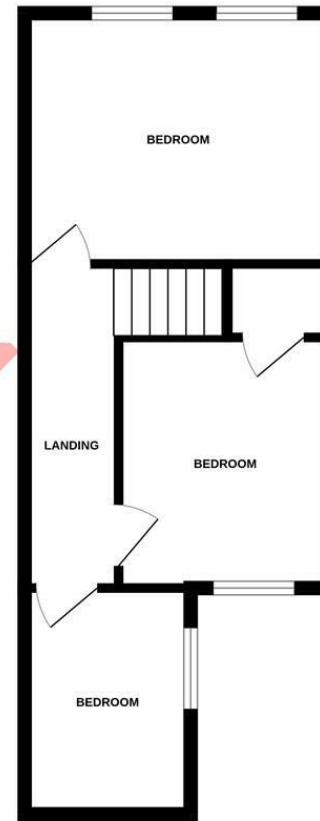
Concrete hard-standing providing off road parking.



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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