



ESTATE AGENTS

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Price £295,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this OLDER STYLE END OF TERRACED THREE BEDROOM plus LOFT ROOM HOUSE with DRIVEWAY and a GARAGE. Offered to the market CHAIN FREE.

There is well-presented accommodation and modern comforts including gas fired central heating and double glazing. Accommodation is arranged over two floors and comprises a vestibule onto entrance hall, BAY FRONTED LOUNGE with WOOD BURNER, separate DINING ROOM, extended KITCHEN-BREAKFAST ROOM, upstairs landing, THREE BEDROOMS, bathroom and a LOFT ROOM. The property also has an ENCLOSED LOW-MAINTENANCE REAR GARDEN.

Conveniently positioned on this sought-after street within Hastings, close to amenities within Ore Village, popular schooling establishments and nearby amenities including Hastings Country PARK.

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

COMPOSITE FRONT DOOR

Opening to:

VESTIBULE

Coconut matting, ample space for taking off shoes and coats, coving to ceiling, dado rail, down lights, further wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, partially wood panelled walls, doorway's to lounge and separate dining room.

LOUNGE

13'2 into bay x 10'5 (4.01m into bay x 3.18m)

Double glazed bay window to front aspect, fireplace with wood burner and tiled hearth, coving to ceiling, radiator, television and telephone points.

DINING ROOM

11'6 x 11'2 (3.51m x 3.40m)

Radiator, coving to ceiling, wall mounted thermostat control for gas fired central heating, storage cupboard housing consumer unit for the electrics and offering storage space, double glazed pattern glass sash window to rear aspect.

KITCHEN-BREAKFAST ROOM

18' narrowing to 9'1 x 10'7 narrowing to 7'7 (5.49m narrowing to 2.77m x 3.23m narrowing to 2.31m)

Part tiled walls, tiled flooring, radiator, breakfast bar seating area, radiator, inset down lights, partially vaulted ceiling with Velux window, further double glazed window to rear aspect with

views onto the garden, wooden double glazed door opening to the rear aspect with views and access onto the garden. Fitted with a matching range of eye and base level cupboards and drawers fitted with soft-close hinges, worksurfaces, Range style cooker incorporated in the sale with cooker hood over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, integrated dishwasher, space for tall fridge freezer.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, coving to ceiling, double glazed window to side aspect.

BEDROOM

14'2 x 13'7 into bay (4.32m x 4.14m into bay)

Coving to ceiling, freestanding wardrobes incorporated in the sale, radiator, television point, double glazed bay window to front aspect.

BEDROOM

10'3 x 9' (3.12m x 2.74m)

Coving to ceiling, radiator, airing cupboard housing immersion heater and offering additional storage space, double glazed window to rear aspect.

BEDROOM

7'9 x 5'1 (2.36m x 1.55m)

Radiator, telephone point, coving to ceiling, double glazed window to rear aspect.

BATHROOM

Panelled bath with shower over, glass shower screen, vanity enclosed circular wash hand basin with chrome mixer tap, dual flush low level wc, tiled walls, tiled flooring, down lights, extractor for ventilation, radiator.

OUTSIDE - FRONT

Driveway providing off road parking.

ATTACHED GARAGE

15'3 x 9'2 (4.65m x 2.79m)

High ceiling, power and light, up and over door, personal door to kitchen-breakfast room.

REAR GARDEN

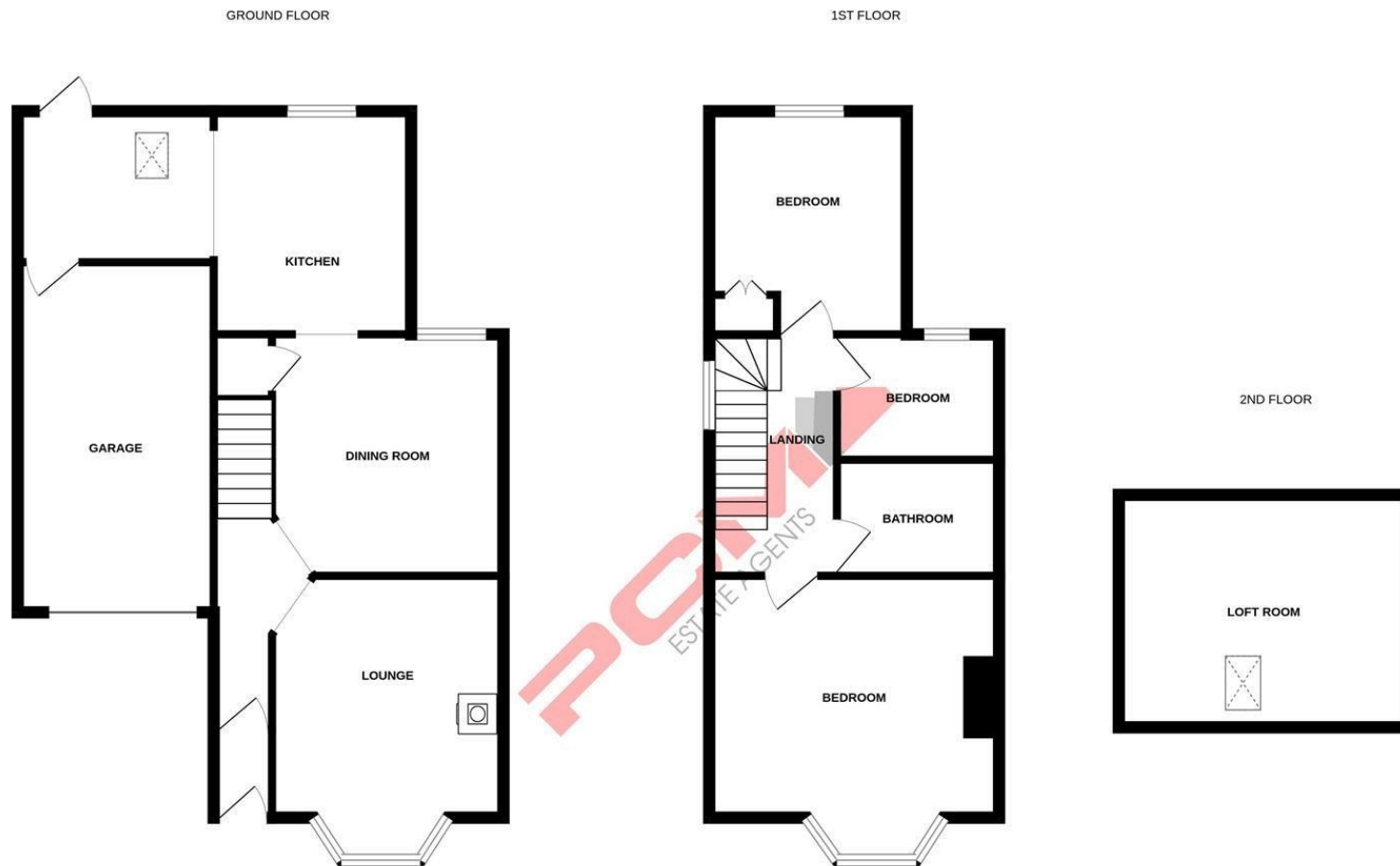
Low-maintenance and laid with decking and a stone patio, raised planting bed retained by railway sleepers, walled boundaries, outside water tap, access to:

LEAN TO

10'4 x 4'6 (3.15m x 1.37m)

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	