



ESTATE AGENTS

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Price £250,000

PCM Estate Agents are delighted to offer an opportunity to secure this OLDER STYLE THREE BEDROOMED TERRACED HOUSE located in the highly sought-after Blacklands area. The property offers SPACIOUS ACCOMMODATION arranged over two floors comprising an entrance hall, GOOD SIZED OPEN PLAN LOUNGE-DINER, separate kitchen, landing, THREE DOUBLE BEDROOMS and a family bathroom and separate wc. Externally the property benefits from a PRIVATE AND SECLUDED REAR GARDEN.

Located in this convenient area with ease of access to Alexandra Park and bus routes providing access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Please call the owners sole agents now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE VESTIBULE

Door to;

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage area, under stairs storage cupboard, exposed wooden floorboards, door to;

LOUNGE

12'6 max x 11'8 (3.81m max x 3.56m)

Double glazed bay window to front aspect, gas fire, exposed wooden floorboards, open plan to;

DINING ROOM

11'9 x 10'4 max (3.58m x 3.15m max)

Double glazed bay window to rear aspect overlooking the garden, feature fire surround, exposed wooden floorboards.

KITCHEN

Fitted with a range of eye and base level units with worksurfaces over, four ring

electric hob with extractor above and oven below, inset sink with mixer tap, space and plumbing for washing machine, space for fridge freezer, wall mounted gas boiler, double glazed window to rear aspect, sliding patio doors onto garden.

FIRST FLOOR LANDING

Loft hatch, radiator.

BEDROOM

14'6 x 10'10 (4.42m x 3.30m)

Feature fire surround, double glazed bay window to front aspect.

BEDROOM

7'10 max x 10'4 max (2.39m max x 3.15m max)

Double glazed bay window to rear aspect, radiator, feature fire surround.

BEDROOM

9'6 x 9'2 (2.90m x 2.79m)

Double glazed window to rear aspect, radiator, feature fire surround.

BATHROOM

8'6 x 5'1 (2.59m x 1.55m)

Panelled bath with mixer tap and shower attachment, wash hand basin, chrome ladder style radiator, double glazed obscured window to front aspect.

SEPARATE WC

Dual flush wc, wash hand basin with tiled splashback, double glazed obscured window to side aspect.

REAR GARDEN

Private and secluded with patio area, steps up to an area of lawn leading to further seating area, featuring a range of mature shrubs and plants.

FRONT GARDEN

Steps rising to front door.



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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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		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		