



PCM Estate Agents are delighted to offer for sale this spacious TWO DOUBLE BEDROOM, TWO RECEPTION ROOM, MID TERRACED HOME located on a sought-after and quiet road towards the northern outskirts of Hastings, within easy reach of Ore Village with its range of amenities and schooling facilities. Offered to the market CHAIN FREE.

Inside there is spacious accommodation comprising an entrance hallway, lounge, SEPARATE DINING ROOM, MODERN KITCHEN, first floor landing, TWO GOOD SIZED DOUBLE BEDROOMS and a bathroom. Externally the property also enjoys a PRIVATE AND ENCLOSED FAMILY FRIENDLY REAR GARDEN.

The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

### **PRIVATE FRONT DOOR**

Leading to:

### **ENTRANCE HALLWAY**

Stairs rising to upper floor accommodation radiator, door to dining room.

### **LOUNGE**

13' max x 10'6 max (3.96m max x 3.20m max )

Double glazed bay window to front aspect, radiator, opening to:

### **DINING ROOM**

13'11 max x 11' max (4.24m max x 3.35m max )

Storage cupboard and shelving built into recess, double glazed window to rear aspect, radiator.

### **KITCHEN**

11'5 x 7'6 (3.48m x 2.29m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, one & ½ bowl stainless steel inset sink with flexi mixer tap, integrated dishwasher, radiator, double glazed window to side aspect, part glazed door to rear aspect leading out to the garden.

### **FIRST FLOOR LANDING**

Loft hatch, built in storage cupboard.

### **BEDROOM**

13'11 x 10' (4.24m x 3.05m)

Two double glazed windows to front aspect, radiator,

### **BEDROOM**

11'10 x 8'5 (3.61m x 2.57m)

Double glazed window to rear aspect, radiator.

### **BATHROOM**

8' x 7'4 (2.44m x 2.24m)

Panelled bath with mixer tap and shower attachment, shower screen, wc, wash hand basin, chrome ladder style radiator, cupboard housing boiler, extractor fan, double glazed obscured window to rear aspect.

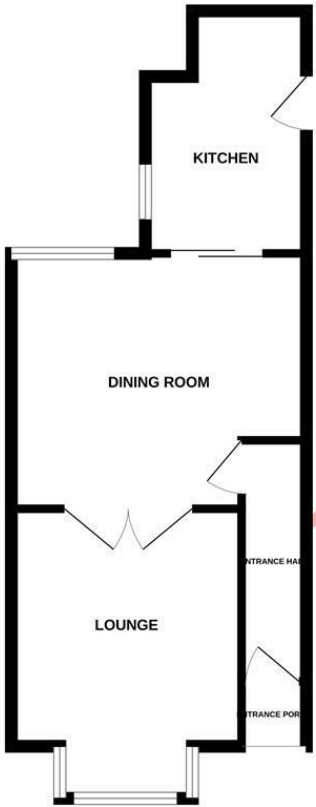
### **REAR GARDEN**

Private and enclosed family friendly garden.





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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