



PCMA
ESTATE AGENTS

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Price £350,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE THREE STOREY FOUR BEDROOM VICTORIAN TERRACED HOUSE, conveniently positioned on a sought-after street within the Queens Quarter of Hastings, just a short stroll away from a vast range of amenities including Hastings mainline railway station with convenient links to London, Hastings seafront, promenade and amenities within Queens Road.

The property offers well-proportioned accommodation over three floors comprising a vestibule, entrance hall, BAY FRONTED LOUNGE, separate DINING ROOM, kitchen, first floor landing with TWO BEDROOMS and a WC, whilst to the second floor there are TWO FURTHER BEDROOMS and a bathroom. The property has double glazed windows where stated and gas central heating, along with an ENCLOSED LOW-MAINTENANCE GARDEN to the rear.

Viewing is considered ideal for anyone seeking a VICTORIAN THREE STOREY HOUSE within the area and are happy to place their own stamp on the property and make their own.

Please call the owners agents now to book your viewing.

WOODEN FRONT DOOR

Leading to:

VESTIBULE

High ceilings with cornicing, open plan to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, door to:

LIVING ROOM

14' into bay x 12'5 (4.27m into bay x 3.78m)

High ceiling with cornicing, television point, wood laminate flooring, radiator, single glazed bay window to front aspect, internal wooden French doors providing access to:

DINING ROOM

13'6 x 11'5 (4.11m x 3.48m)

High ceilings with cornicing, continuation of the wood laminate flooring, wooden framed doors to garden, under stairs storage cupboard, radiator, steps down to:

KITCHEN

13' x 7'5 (3.96m x 2.26m)

Part tiled walls, wall mounted boiler, fitted with a matching range of eye and base level

cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, double glazed window to side aspect, further window to rear aspect, space and plumbing for washing machine, space for tall fridge freezer.

FIRST FLOOR LANDING

Stairs rising to the second floor, doors to:

BEDROOM

16'4 x 15' into bay (4.98m x 4.57m into bay)

High ceilings with cornicing, radiator, television point, single glazed wooden framed bay window to front aspect, further wooden framed window to side.

BEDROOM

12'3 x 10'5 (3.73m x 3.18m)

High ceilings, radiator, double glazed window to rear aspect.

WC

Low level wc, wall mounted wash hand basin, space and plumbing for washing machine, double glazed window with obscured glass to rear aspect.

SECOND FLOOR LANDING

Loft hatch providing access to loft space, double glazed window to rear aspect.

BEDROOM

15'4 into bay x 11'3 (4.67m into bay x 3.43m)

Exposed brick feature wall with fireplace, radiator, wooden framed single glazed bay window to front aspect.

BEDROOM

12'4 x 11'1 (3.76m x 3.38m)

Radiator, double glazed window with obscured glass to rear aspect.

BATHROOM

Panelled bath with mixer tap, low level wc, pedestal wash hand basin with mixer tap, heated towel rail, part tiled walls, down lights, wooden framed single glazed window to front aspect with obscured glass for privacy.

REAR GARDEN

Accessible via the French doors in the dining room, there is a decked veranda with steps down to the main garden being low-maintenance and having a patio and fenced boundaries.

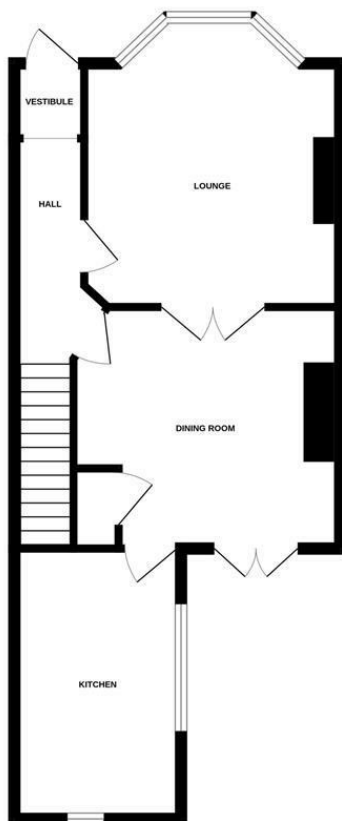
AGENTS NOTE

The vendor has advised that the property is being redecorated throughout, replacement of all guttering, making good any external repair and redecoration to the rear, and also recarpeting throughout.

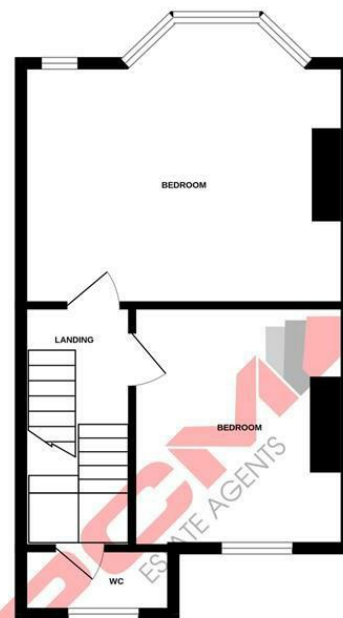
Council Tax Band: B



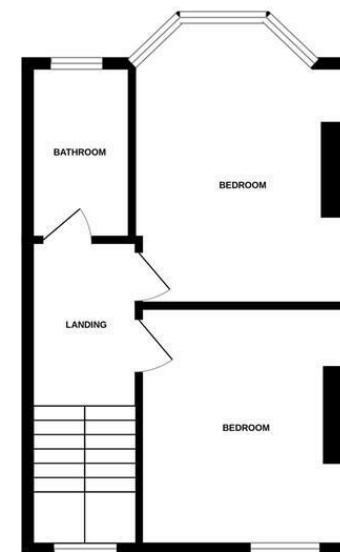
GROUND FLOOR



1ST FLOOR



2ND 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		
(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	