



26, Brook Street, Hastings, TN34 1RX

Web: www.pcmestateagents.co.uk
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Price £265,000

PCM Estate Agents offer to the market an opportunity to acquire this CHAIN FREE TWO BEDROOM TERRACED HOUSE, conveniently located on this sought-after street within Hastings, within the wider Queens Quarter region of the town.

The property offers modern comforts including gas fired central heating and double glazing. The well-proportioned and well-appointed accommodation comprises an entrance hall, DUAL ASPECT LOUNGE-DINER, modern kitchen, upstairs landing, TWO DOUBLE BEDROOMS and a MODERN BATHROOM. To the rear of the property is an ENCLOSED COURTYARD STYLE GARDEN.

Situated within walking distance to a range of amenities, Hastings town centre, seafront and promenade. Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Wooden partially glazed door opening to:

DUAL ASPECT LOUNGE-DINER

21'2 x 14'3 max narrowing to 10'9 (6.45m x 4.34m max narrowing to 3.28m)
Wood laminate flooring, radiator, under stairs storage cupboard, stairs rising to upper floor accommodation, television and telephone points, double glazed window to front aspect, double glazed French doors to rear aspect providing access onto the courtyard garden, doorway to:

KITCHEN

9'8 x 6'8 (2.95m x 2.03m)
Modern and fitted with a matching range of eye and base level cupboards and drawers with solid wood worktops over, electric hob with oven below and fitted cooker hood over, inset drainer-sink unit with mixer tap, wall mounted boiler, tiled splashbacks, wood laminate flooring, radiator, breakfast bar, inset drainer-sink unit with mixer tap, down lights, double glazed window to side aspect.

SPLIT LEVEL LANDING

Large storage cupboard, loft hatch providing access to loft space, radiator.

BEDROOM

14'3 x 11'3 (4.34m x 3.43m)

Two radiators, fireplace, two double glazed windows to front aspect.

BEDROOM

9'7 x 9'5 (2.92m x 2.87m)

Radiator, fireplace, double glazed window to rear aspect.

BATHROOM

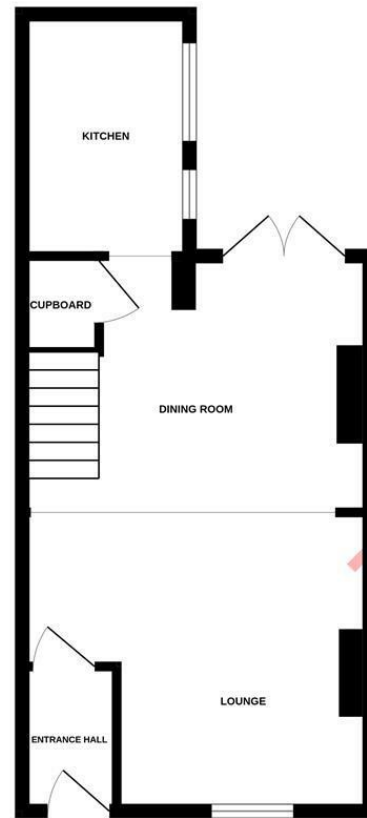
Panelled bath with mixer tap, shower over bath with rain style shower head and hand-held shower attachment, chrome ladder style heated towel rail, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, part tiled walls, tiled flooring, down lights, extractor fan for ventilation, double glazed window with opaque glass to side aspect.

COURTYARD GARDEN

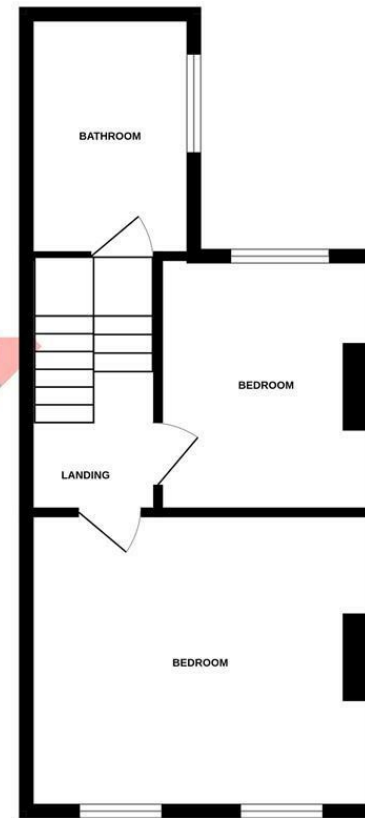
Decked area, patio area offering space for Bistro style table and chairs, steps down to the main courtyard garden which is laid with concrete, rear garden access and walled boundaries.



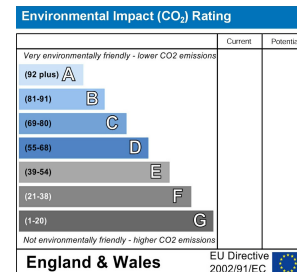
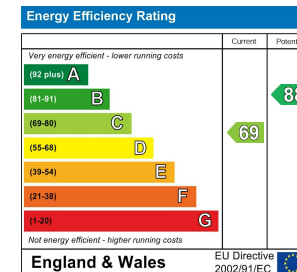
GROUND FLOOR



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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