



**PCMA**

ESTATE AGENTS

**46, Grove Road, Hastings, TN35 4JS**

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**Offers In Excess Of £250,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO BEDROOM plus LOFT ROOM, OLDER STYLE VICTORIAN HOUSE in this sought after location.

The property boasts well-proportioned, well-thought out accommodation arranged over three floors comprising entrance hall, LOUNGE-DINING ROOM with WOOD BURNING STOVE, MODERN KITCHEN, first floor landing, TWO DOUBLE BEDROOMS and a MODERN BATHROOM, whilst to the second floor is a LOFT ROOM. The property benefits from gas central heating and double glazing and a COURTYARD STYLE REAR GARDEN.

The property is conveniently located within reach of the amenities located in Ore including Aldi Superstore and various schooling establishments. The property is also within reach of bus routes giving access to Hastings town centre with it's comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

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

### **DOUBLE GLAZED FRONT DOOR**

Leading to:

### **ENTRANCE HALL**

Stairs rising to first floor landing and accommodation, exposed wooden floorboards, dado rail, radiator, under stairs storage cupboard housing gas meter and electric consumer unit, wall mounted thermostat for gas central heating, security alarm.

### **LOUNGE-DINING ROOM**

24' x 10'11 (7.32m x 3.33m)

Coved ceiling, exposed wooden floorboards, inset cast iron multi-fuel burner and granite hearth, television point, telephone point, combination of ceiling and wall lighting, radiator, double glazed bay window to front aspect. Dining area (currently used as a play room) with serving hatch through to kitchen, double glazed window with pleasant views over the courtyard style rear garden.

### **KITCHEN**

13'11 x 7'4 (4.24m x 2.24m)

Modern fitted kitchen fitted with a range of eye and base level cupboard and drawers with work surfaces over, space for gas cooker, chimney style hood over inset 1 ½ bowl stainless steel sink unit with mixer tap, space for tall fridge/freezer, space and plumbing for washing machine, space for tumble dryer, tiled walls, wood effect laminate flooring, radiator, window to side, double glazed window to rear, door giving access to garden.

### **FIRST FLOOR LANDING**

Stairs rising to second floor, coving to ceiling.

### **BEDROOM ONE**

14'6 into bay x 14'8 (4.42m into bay x 4.47m)

Feature panelled wall, fitted wardrobes, picture rail, radiator, under stairs storage cupboard, double glazed bay window to front aspect.

### **BEDROOM TWO**

11'11 x 9'1 (3.63m x 2.77m)

Coved ceiling, radiator, double glazed window to rear aspect with pleasant views over the garden

### **BATHROOM**

Panelled bath with Victorian style mixer taps, pedestal wash hand basin, low level wc, heated towel rail, part tiled walls, storage cupboard housing the wall mounted boiler, two double glazed windows to side aspect

### **LOFT ROOM**

11'3 x 9'1 (3.43m x 2.77m)

Eave storage, Velux window to rear aspect with pleasant views over neighbouring rooftops and to the sea.

### **REAR GARDEN**

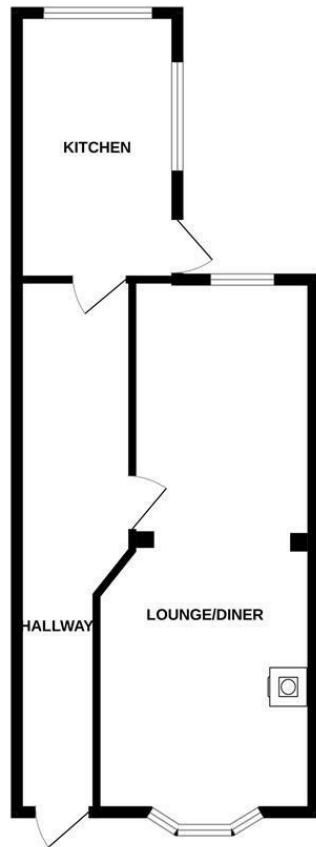
The property has a courtyard style rear garden, decked area, area of lawn, rear gated access, plants and shrubs, combination of fenced and walled boundaries. The garden offers a real sun trap.

Council Tax Band: B





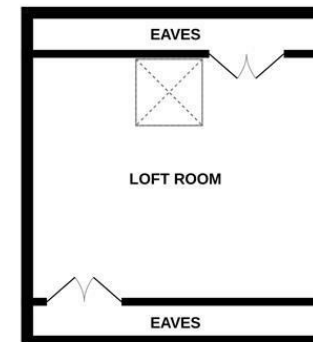
GROUND FLOOR



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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