



ESTATE AGENTS

Testers Cottage, 61, Fairlight Road, Hastings, TN35 5EJ

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Guide Price £265,000

**** GUIDE PRICE £265,000 TO £275,000 ****

PCM Estate Agents are thrilled to introduce a RARE OPPORTUNITY to acquire a CHARMING TWO BEDROOM MID TERRACED MINER'S COTTAGE. This delightful property is ideally situated within easy reach of Ore Village, offering convenient access to local amenities and transport links.

The cottage is BEAUTIFULLY PRESENTED, showcasing a harmonious blend of MODERN LIVING and TRADITIONAL FEATURES that enhance its character. Upon entering, you will find a welcoming lounge and a SEPARATE DINING ROOM, perfect for entertaining guests or enjoying family meals. The well-appointed kitchen provides a functional space, while a DOWNSTAIRS SHOWER ROOM completes the accommodation on this level. The first floor boasts TWO BEDROOMS, providing ample space for relaxation and rest. The property also benefits from PRIVATE FRONT & REAR GARDENS.

This property truly needs to be seen to be fully appreciated. We encourage interested parties to contact the owners' agents promptly to avoid disappointment.

UPVC FRONT DOOR

With access to:

ENTRANCE PORCH

6'7 x 5'6 (2.01m x 1.68m)

Ample space for storing coats and shoes, radiator, double glazed windows to both side aspects, double glazed door opening to the front garden, door opening to:

LOUNGE

10'7 x 10'1 (3.23m x 3.07m)

Feature fire surround, television and telephone points, storage cupboard housing the electric consumer unit, radiator, double glazed window to front aspect, opening to:

DINING ROOM

10'5 x 8'9 (3.18m x 2.67m)

Stairs rising to the first floor landing, ample space for dining table and chairs, space for tall fridge freezer, under stairs storage, opening to:

KITCHEN

10'9 max x 7'1 (3.28m max x 2.16m)

Fitted with a range of base level units, ample countertop space, inset sink with mixer tap, part tiled walls, space and plumbing for washing machine, four ring electric hob with extractor above and oven below, boiler, double glazed window to rear and side aspect, UPVC door providing access to the rear garden, door to:

SHOWER ROOM

Walk in double shower, waterfall style shower attachment, dual flush wc, wash hand basin with mixer tap and storage below, black heated towel rail, extractor fan, frosted UPVC window to side aspect.

FIRST FLOOR LANDING

Access to loft via loft hatch, doors to:

BEDROOM

10'6 x 10'3 (3.20m x 3.12m)

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

BEDROOM

7'7" x 8'11" (2.33 x 2.72)

Storage cupboard over stairs, radiator, double glazed window to rear aspect.

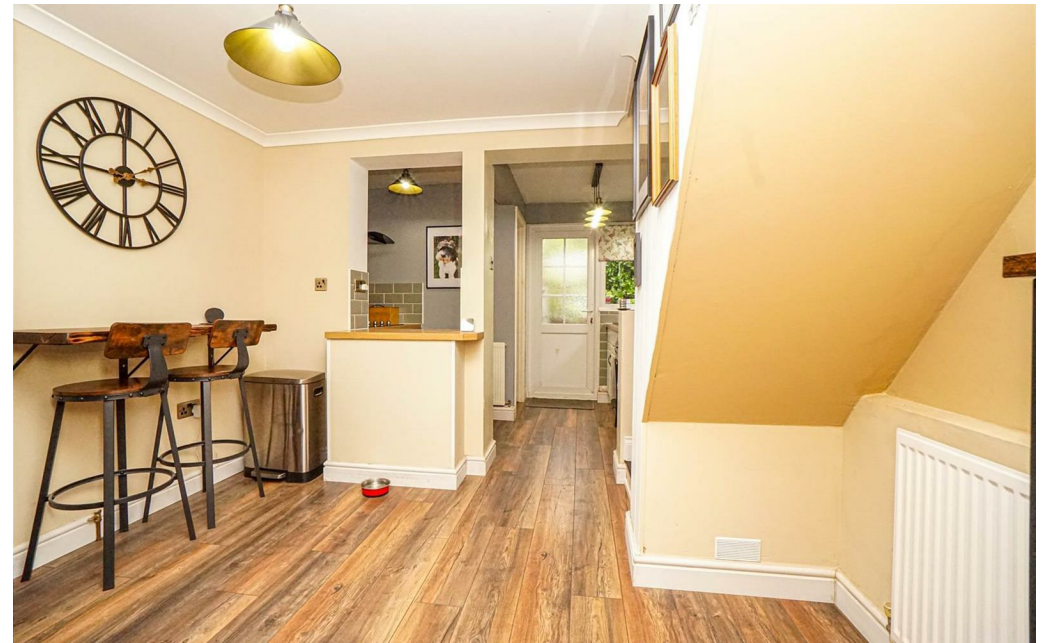
REAR GARDEN

A particular feature of the property, well-established and accessed via a passageway at the rear of the property. The garden is mainly laid to lawn with ample space for growing plants and vegetables, range of mature trees and shrubs, seating area and an outbuilding with power.

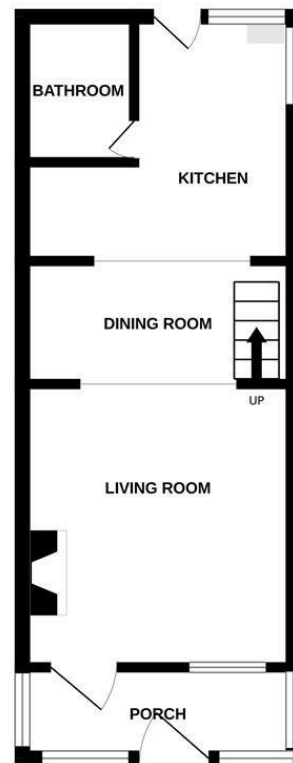
OUTSIDE - FRONT

Accessed via a quiet walkway with gate opening to a quiet and private front garden, fenced boundaries and hedgerow, area of lawn, ample space and potential for growing plants etc, providing a perfect spot to sit out and enjoy the summer evenings.

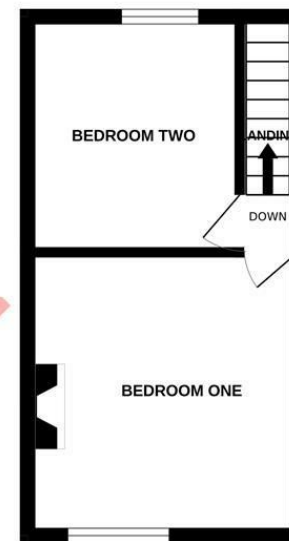
Council Tax Band: B



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		92
(81-91) B		
(69-80) C		69
(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		