



ESTATE AGENTS

**40, North Terrace, Hastings, TN34 3NR**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Guide Price £250,000**



**\*\* GUIDE PRICE £250,000 - £265,000 \*\***

PCM Estate Agents welcome to the market an opportunity to acquire this **OLDER STYLE TERRACED TWO DOUBLE BEDROOM HOUSE** conveniently positioned on this sought-after road within easy reach of Hastings historic Old Town and amenities within the area. There are some **LOVELY VIEWS** off the rear of the property towards the **SEA** and the **EAST HILL** including views to the top of the East Hill Lift. Offered to the market **CHAIN FREE**.

The property has gas fired central heating, double glazing and offers well-appointed and well-proportioned accommodation comprising a lounge, **SEPARATE DINING ROOM**, **MODERN KITCHEN**, ground floor **WC/ UTILITY**, **TWO DOUBLE BEDROOMS** and a bathroom. The property has a **LOW-MAINTENANCE GARDEN** offering ample outdoor space to eat al-fresco or enjoy a quiet moment, or for those with families/ children to play.

Viewing comes highly recommended. please call the owners agents now to book your viewing.

#### **WOODEN FRONT DOOR**

Opening into:

#### **INVITING VESTIBULE**

High ceilings with coving, picture rail, coconut matting, further wooden partially glazed door opening to:

#### **ENTRANCE HALL**

Stairs rising to upper and lower floor accommodation, double radiator, picture rail, coving to ceiling, cupboard housing electrics.

#### **LOUNGE**

11'5 x 10'6 (3.48m x 3.20m)

Television and telephone point, radiator, wall and ceiling lighting, coving to ceiling, picture rail, double glazed window to front aspect.

#### **DINING ROOM**

10'6 x 9'4 (3.20m x 2.84m)

Coving to ceiling, picture rail, radiator, double glazed window to rear aspect with views down the garden and pleasant views towards the East Hill.

#### **LOWER FLOOR**

Leading to:

#### **INNER HALL**

Under stairs recessed area, cupboard concealed gas meter.

#### **KITCHEN**

9'5' x 7'4 (2.87m' x 2.24m)

Modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, having complimentary worksurfaces and tiled splashbacks, electric hob with oven below and extractor over, inset drainer-sink unit with mixer tap, wall mounted boiler, integrated under counter fridge, coving to ceiling, door to utility/ wc, double glazed window and door to side aspect.

#### **UTILITY/ WC**

Space and plumbing for washing machine and tumble dryer, dual flush low level wc incorporating a wash hand basin, heated towel rail, coving to ceiling, double glazed widow to rear aspect with views down the garden and towards the East Hill.

#### **FIRST FLOOR LANDING**

Half landing leading bathroom and stairs to main landing providing access to the bedrooms.

#### **BEDROOM**

14'9 x 10'7 (4.50m x 3.23m)

High ceilings with coving, picture rail, period fireplace, radiator, television point, double glazed window to front aspect.

#### **BEDROOM**

10'6 x 9'6 (3.20m x 2.90m)

High ceilings with coving, picture rail, radiator, period fireplace, double glazed window to rear aspect with lovely views over the garden and far reaching views toward the East Hill.

#### **BATHROOM**

Panelled bath with Victorian style mixer tap and shower attachment, low level wc, pedestal wash hand basin, high ceilings with coving, picture rail, part tiled walls, period fireplace, heated towel rail, double glazed window to side aspect with lovely views of the sea and the top of the East Hill Lift.

#### **OUTSIDE - FRONT**

Walled front courtyard garden.

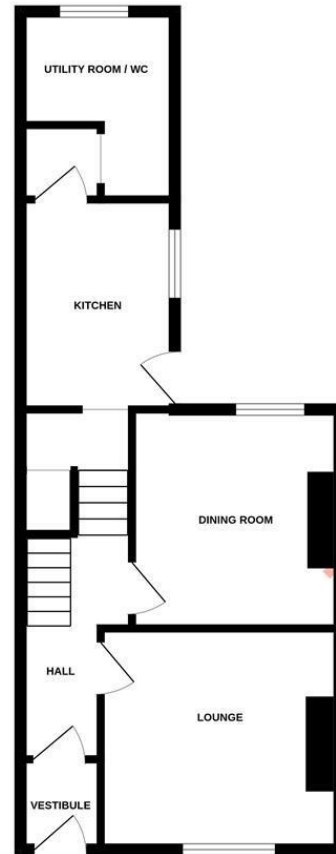
#### **REAR GARDEN**

Low-maintenance with a decked patio abutting the property, descending to a section of lawn, stone patio abutting the property, lovely views of the sea and towards the East Hill.

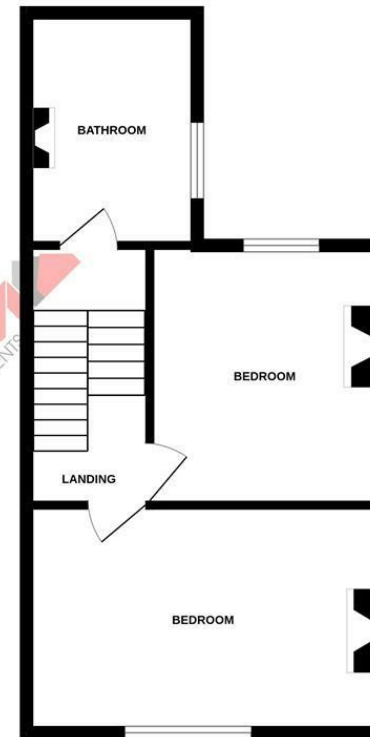
Council Tax Band: B



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.  
Made with Metropix C025

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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |