



**6, Offa Road, Hastings, TN35 5HR**

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

**Price £210,000**

PCM Estate Agents are delighted to offer for sale this CHARMING TWO BEDROOM, TWO RECEPTION ROOM, PERIOD HOME, located within a sought-after and quiet road within the Ore Village region of Hastings. The property has undergone refurbishment works, however is in need of finishing off. This is considered an IDEAL OPPORTUNITY for those looking for a HOME TO IMPROVE.

The property offers spacious accommodation throughout comprising an entrance hallway, lounge, SEPARATE DINING ROOM which leads to the garden, kitchen, first floor landing, TWO BEDROOMS and a bathroom. To the rear of the property there is a PRIVATE AND ENCLOSED REAR GARDEN which enjoys a SUNNY ASPECT.

Located in the popular Ore Village region of Hastings, within easy reach of amenities and local schooling establishments. The property is considered an IDEAL FAMILY HOME, please call now to arrange your viewing and avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Open plan to dining room and doorway leading to:

#### **LOUNGE**

10' x 9'9 (3.05m x 2.97m)

Double glazed bay window to front aspect, door to:

#### **DINING ROOM**

13'4 x 12'11 (4.06m x 3.94m)

Stairs rising to first floor accommodation, double glazed French doors to rear aspect leading out to the garden, doorway leading to:

#### **KITCHEN**

11'8 x 6'4 (3.56m x 1.93m)

Comprising base level units with worksurfaces over, inset sink with mixer tap, space and plumbing for washing machine, space for cooker and further appliances, windows to side and rear aspects.

#### **FIRST FLOOR LANDING**

Door to:

#### **BEDROOM**

13'3 x 10'1 (4.04m x 3.07m)

Two double glazed windows to front aspect, built in wardrobe, separate built in storage cupboard.

#### **BEDROOM**

9'10 x 5'10 (3.00m x 1.78m)

Double glazed window to rear aspect.

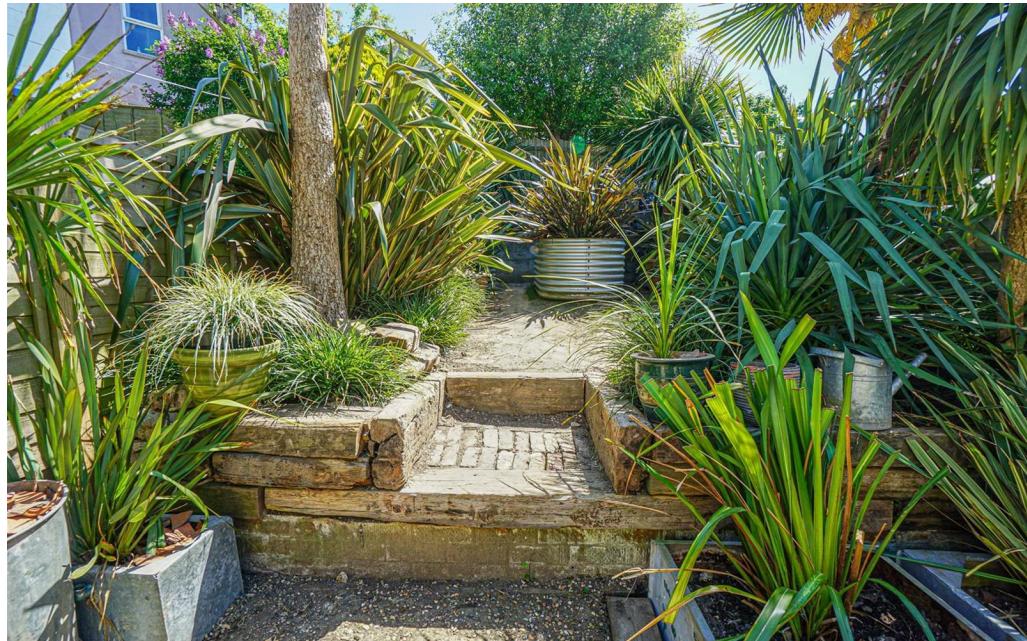
#### **BATHROOM**

Bathtub, wc, part tiled walls, double glazed window to rear aspect.

#### **REAR GARDEN**

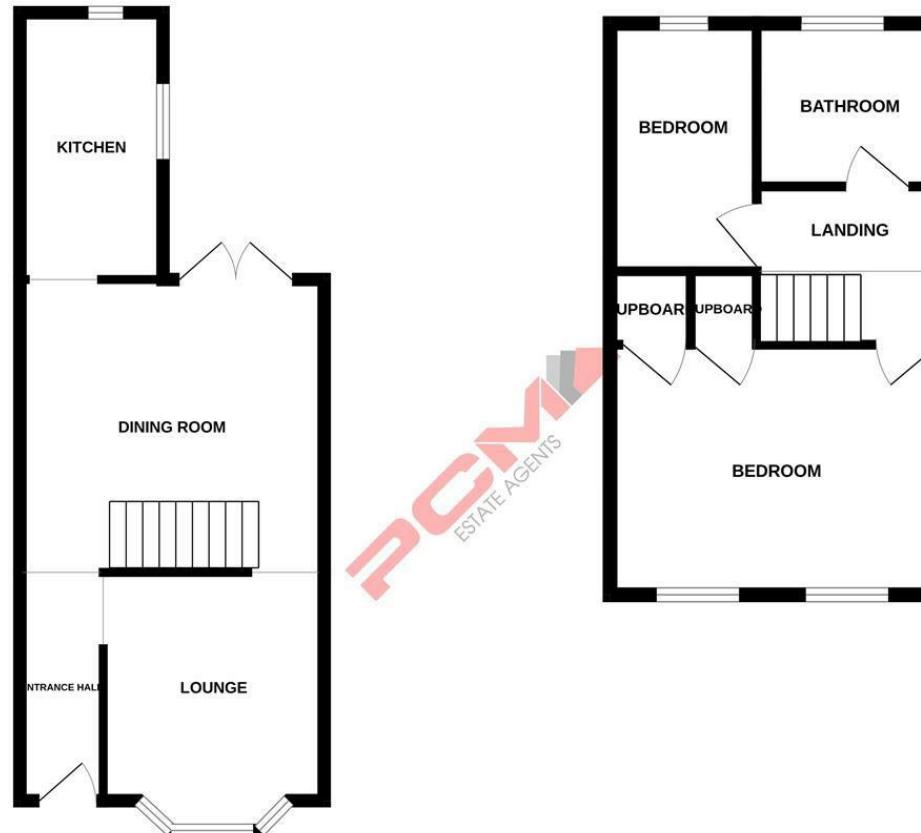
A delightful feature of the property being private and enclosed, enjoying a sunny aspect.

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, appliances and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.