



ESTATE AGENTS

**64, Downs Road, Hastings, TN34 2DZ**

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**Price £400,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE CHARACTERFUL THREE BEDROOMED SEMI-DETACHED HOUSE located on this incredibly sought-after road within the Blacklands region of Hastings, with LOVELY VIEWS extending off the back of the house, across the town and to the sea, a GOOD SIZED LANDSCAPED GARDEN, block paved drive and GARAGE.

Offered to the market CHAIN FREE and IN NEED OF SOME UPDATING, this property offers some potential for improvement and offers well-proportioned accommodation arranged over three floors comprising a storm porch, entrance hall, lounge, SEPARATE DINING ROOM, sun room, kitchen, upstairs landing, THREE BEDROOMS, bathroom and a SEPARATE WC. On the lower ground floor there is access to a UTILITY ROOM and CELLAR SPACE beneath the house and a door providing access to the GARAGE.

The property benefits from having some ORIGINAL PERIOD FEATURES including PICTURE RAIL, HIGH CEILINGS and TILED FIREPLACES, and also has the benefit of double glazed windows and a combination of gas fired heating via conventional radiators along with electric storage radiators where stated. The GARDEN is a DELIGHTFUL FEATURE of this OLDER STYLE FAMILY HOME, mainly laid to lawn and well-planted with a range of mature flowering shrubs and plants, canopied patio area with ornamental brick table and a brick bird bath. To the front a block paved drive allows access to the property and OFF ROAD PARKING for multiple vehicles.

Located close to popular schooling establishments and within easy reach of Alexandra Park, this property must be viewed to fully appreciate the position and the true potential of this CHARMING CHARACTERFUL HOME.

Please call the owners agents now to book your viewing.

#### **DOUBLE OPENING WOODEN DOORS**

Partially glazed and opening to;

#### **STORM PORCH**

Tiled flooring, further solid wood partially glazed door to;

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, electric storage radiator in addition to a wall mounted radiator, telephone point, stairs rising to upper floor accommodation, wall mounted thermostat control for gas fired central heating, door to;

#### **LIVING ROOM**

14'3 into bay x 13'9 (4.34m into bay x 4.19m)

Picture rail, radiator in addition to a storage radiator, television point, fireplace, double glazed bay window to front aspect.

#### **DINING ROOM**

14'9 into bay x 12'6 (4.50m into bay x 3.81m)

Fireplace, electric storage radiator, picture rail, sliding doors to;

#### **SUN ROOM**

12'3 narrowing to 9'7 x 6'9 (3.73m narrowing to 2.92m x 2.06m)

Double glazed windows to side and rear elevations, pleasant views extending down the garden, far reaching townscape views over Hastings and to the sea, double glazed door opening to garden.

#### **KITCHEN**

13'6 x 9' (4.11m x 2.74m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, floor standing boiler, double bowl stainless steel sink with mixer tap, space for fridge freezer, radiator, part tiled walls, door to stairway descending to lower ground floor, double glazed window to side, double glazed window to rear both enjoying pleasant townscape views and views over the garden with side window enjoying sea views.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, radiator, airing cupboard housing immersion heater and double glazed window to side aspect.

#### **BEDROOM ONE**

14'2 x 12'7 (4.32m x 3.84m)

Electric storage radiator, picture rail, fireplace, double glazed window to front aspect.

## **BEDROOM TWO**

12'6 x 12'5 (3.81m x 3.78m)

Picture rail, electric storage radiator, corner fireplace, double glazed window to rear aspect with views extending down the garden, townscape views over Hastings.

## **BEDROOM THREE**

8'9 x 7'8 (2.67m x 2.34m)

Picture rail, wall mounted electric fire, double glazed window to front aspect.

## **BATHROOM**

Panelled bath with shower over bath, pedestal wash hand basin, part tiled walls, chrome ladder style heated towel rail, pedestal wash hand basin, double glazed obscured glass window to rear aspect.

## **SEPARATE WC**

Low level wc, part tiled walls, double glazed obscured glass window to side aspect.

## **LOWER GROUND FLOOR**

Hall, fuse board for the electrics, door opening to side aspect, door to;

## **UTILITY**

24'6 max x 9'8 (7.47m max x 2.95m)

Ceramic butler style sink, space and plumbing for washing machine, windows to side and rear elevations, ample storage space, gas meter, door leading to;

## **CELLAR SPACE**

Separated into two rooms extending under the dining room and the living room.

## **GARAGE**

15'2 x 10'3 (4.62m x 3.12m)

Up and over door, water tap, power and light, window to rear aspect.

## **REAR GARDEN**

Landscaped with a block paved path, patio opening up onto a good sized section of lawn, well-planted with a variety of mature flowering shrubs and plants, fenced boundaries, canopied seating area with fixed table, brick bird bath, access to further storage space set beneath the sun room accessed via a UPVC door. Townscape views can be enjoyed over Hastings, off the back of the house and over the garden.

## **OUTSIDE FRONT**

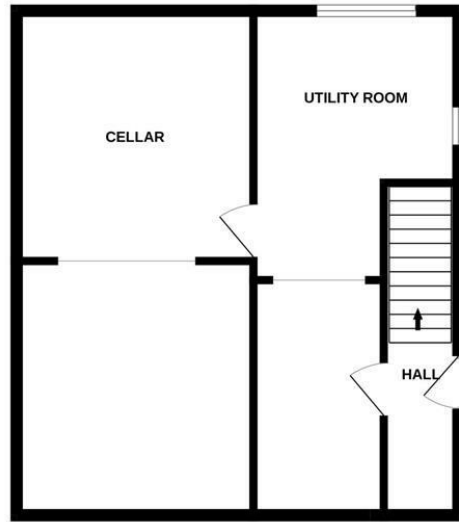
Block paved driveway providing off road parking for multiple vehicles in tandem, pathway to front door, landscaped front garden with mature plants and shrubs.



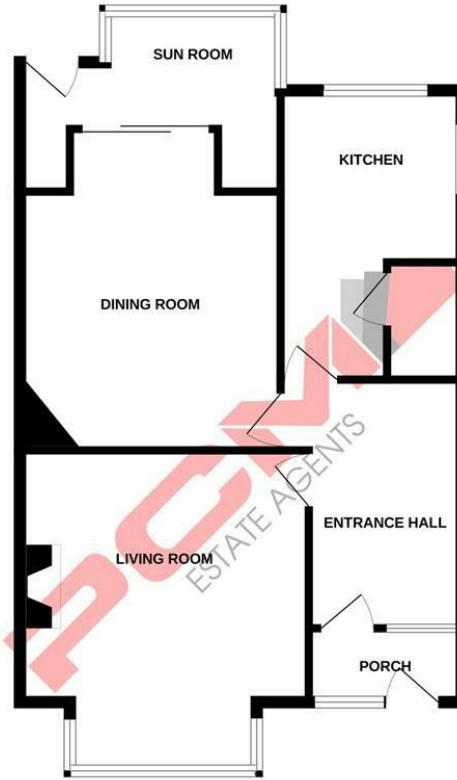




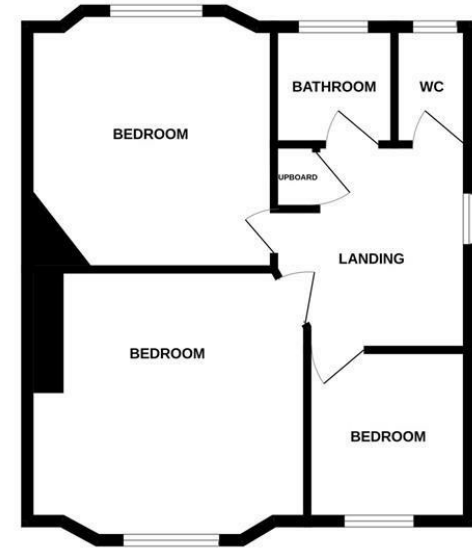
BASEMENT



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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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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.