PCM
ESTATE AGENTS

127, Ashburnham Road, Hastings, TN35 5JH

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £295,000

PCM Estate Agents welcome to the market this exciting opportunity to acquire a CHAIN FREE OLDER STYLE THREE BEDROOM TERRACED HOUSE, conveniently positioned on this incredibly sought-after road within CLIVE VALE. The property occupies a particularly appealing position, with the REAR GARDEN enjoying a SOUTH/ SOUTH-WESTERLY ASPECT and backing directly onto the allotments, whilst the rear bedrooms also benefit from attractive views across Hastings.

The accommodation offers a TRADITIONAL LAYOUT arranged over two floors, retaining a number of attractive features including HIGH CEILINGS, CORNICING, PICTURE RAILS and FIREPLACES. Whilst the property would benefit from some modernisation, this provides an excellent opportunity for the successful purchaser to create a home tailored to their own tastes and requirements.

The ground floor comprises a welcoming entrance vestibule leading into the main entrance hall, a BAY FRONTED LOUNGE, separate DINING ROOM, galley-style kitchen, downstairs bathroom and SEPARATE WC. Upstairs are THREE WELL-PROPORTIONED BEDROOMS, together with a landing providing access to the loft space. The property benefits from gas central heating and double glazing, whilst externally there is a lovely, established and relatively LOW-MAINTENANCE REAR GARDEN with a greenhouse, two wooden sheds, patio areas and established planted sections.

The location is particularly convenient, being within easy reach of Hastings seafront, the historic Old Town, local amenities, open spaces and popular schools, making this an excellent opportunity for those seeking a characterful older-style home in a well-regarded residential location.

CHAIN FREE and REQUIRING MODERNISATION, this is a property that offers genuine scope and potential in a superb location. An early internal inspection is highly recommended. Contact PCM Estate Agents today to arrange your appointment.

COMPOSITE DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE VESTIBULE
Featuring partial wood-panelled walls and dado rail, further wooden partially glazed door leads into:

ENTRANCE HALL
The main entrance hall provides access to all principal ground-floor accommodation, with stairs rising to the first floor. Features include a double radiator, telephone point and useful understairs storage cupboard, doors to:

LOUNGE
15'4 x 14'10 into bay (4.67m x 4.52m into bay)
A particularly spacious and attractive principal reception room positioned at the front of the property, high ceilings with cornicing, tiled fireplace, double radiator, television point and a double glazed bay window overlooking the front of the property.

DINING ROOM
13'6 x 11'4 (4.11m x 3.45m)
Features include a coved ceiling, picture rail, double radiator, gas fire and useful built-in cupboard, double glazed window to the rear overlooking the garden.

DOWNSTAIRS WC
Fitted with a low-level wc and double glazed window with patterned glass to the rear elevation.

KITCHEN
10'3 x 6'8 (3.12m x 2.03m)
A galley-style kitchen fitted with a range of matching eye and base level cupboards and drawers, worksurfaces over, space for a gas cooker, inset sink unit with mixer tap, space for a fridge freezer and space and plumbing for a washing machine. Further features include part-tiled walls, downlighting and a double glazed window and door providing access to the side elevation, with views towards the garden. A useful sliding pocket door provides access to:

BATHROOM
Fitted with a panel bath and pedestal wash hand basin, double glazed window with patterned glass to the side aspect.

FIRST FLOOR LANDING
Providing access to all three bedrooms and the loft space. There is a double glazed window overlooking the rear aspect and a loft hatch providing access to the loft.

BEDROOM
13'9 into bay x 12'11 (4.19m into bay x 3.94m)
A substantial principal bedroom positioned at the front of the property and benefiting from a double glazed bay window, coving to ceiling, fireplace and double radiator.

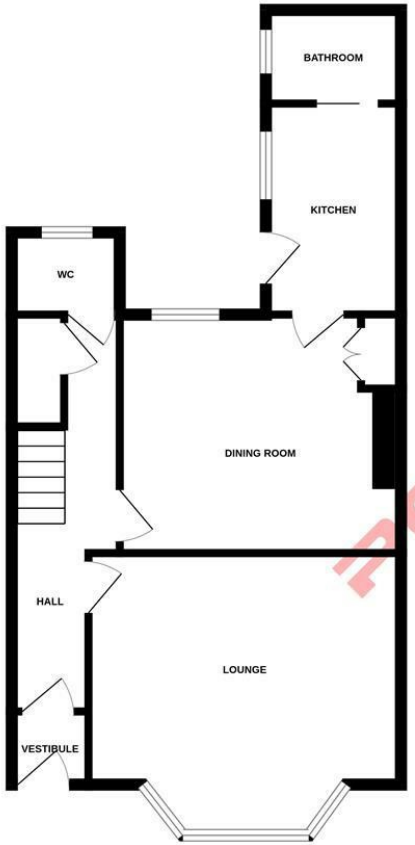
BEDROOM
13'4 x 11'7 (4.06m x 3.53m)
A second excellent-sized double bedroom positioned at the rear of the property, coving to ceiling, double radiator and double glazed rear window enjoying lovely views over Hastings and the allotments beyond.

BEDROOM
11'8 x 6'8 (3.56m x 2.03m)
Positioned at the front of the property, featuring coving to ceiling and double glazed window to the front aspect.
Please note: There is currently no radiator within this room.

REAR GARDEN
The property enjoys a good-sized, relatively low-maintenance rear garden with a south/south-westerly aspect. The garden comprises a concrete patio area, additional stone patio area and established planted sections, providing a pleasant outdoor space for entertaining, relaxing or alfresco dining. There is a greenhouse, two wooden sheds, fenced boundaries and an outside water tap. The garden backs directly onto the allotments, providing an attractive outlook and a degree of open aspect to the rear.

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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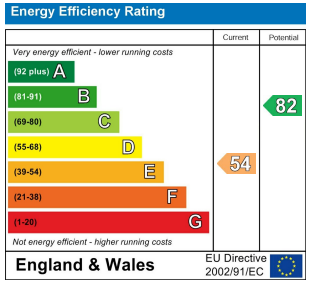

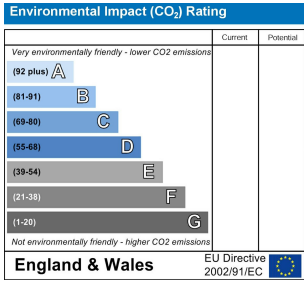

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