



ESTATE AGENTS

**18, Manston Way, Hastings, TN34 2TB**

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**Price £289,950**

PCM Estate Agents are delighted to present to the market this spacious THREE BEDROOM MID-TERRACED HOME, with GARAGE offered to the market CHAIN FREE.

The accommodation is arranged over two floors and comprises an entrance porch, DUAL ASPECT LOUNGE-DINER and kitchen, first floor landing, THREE GENEROUS SIZED BEDROOMS, a SHOWER ROOM and a SEPARATE WC. Externally the property benefits from a PRIVATE REAR GARDEN and a GARAGE located in a nearby block.

Situated in a quiet position within this popular Blacklands region of Hastings, close to a range of well regarded schools, whilst also being within easy reach of the picturesque Alexandra Park and Hastings town centre with its mainline railway station and a variety of amenities.

This property would make an IDEAL FAMILY HOME and early viewing comes highly recommended, Please contact the owners agents now to book your viewing and avoid disappointment.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **ENTRANCE PORCH**

Storage cupboard housing the gas meter and electric consumer unit, radiator, additional space for coat and shoe storage, further door opening to:

#### **LOUNGE-DINER**

17'1 max narrowing to 8'6 x 25'8 max narrowing to 12'3 (5.21m max narrowing to 2.59m x 7.82m max narrowing to 3.73m)

Two radiators, double glazed window to front aspect, double glazed patio doors opening to the rear garden, sliding door opening to:

#### **KITCHEN**

13'1 x 8'2 (3.99m x 2.49m)

Comprising a range of eye and base level units, eye level double oven, four ring gas hob with extractor above, wall mounted gas boiler, inset one & ½ bowl stainless steel sink with mixer tap, space and plumbing for slimline dishwasher, space and plumbing for washing machine, space for tall fridge

freezer, pantry style cupboard with shelving, double glazed window to rear aspect.

#### **FIRST FLOOR LANDING**

Storage cupboard with shelving space, loft hatch, doors to:

#### **BEDROOM**

12' x 9'4 (3.66m x 2.84m)

Sliding doors opening to built in wardrobe with hanging space and shelving above, radiator, double glazed window to front aspect.

#### **BEDROOM**

11'3 x 8' (3.43m x 2.44m)

Built in wardrobe with shelving, radiator, double glazed window to rear aspect.

#### **BEDROOM**

9'1 x 7'5 (2.77m x 2.26m)

Built in cupboard with hanging space and shelving, radiator, double glazed window to front aspect.

#### **SHOWER ROOM**

Walk in shower cubicle, wash hand basin with mixer tap and storage beneath, vanity mirror, part tiled walls, chrome heated towel rail, frosted double glazed window to rear aspect.

#### **SEPARATE WC**

Low level dual flush wc, frosted double glazed window to rear aspect.

#### **OUTSIDE - FRONT**

Footpath leading to the front door, area of lawn, flowerbeds.

#### **REAR GARDEN**

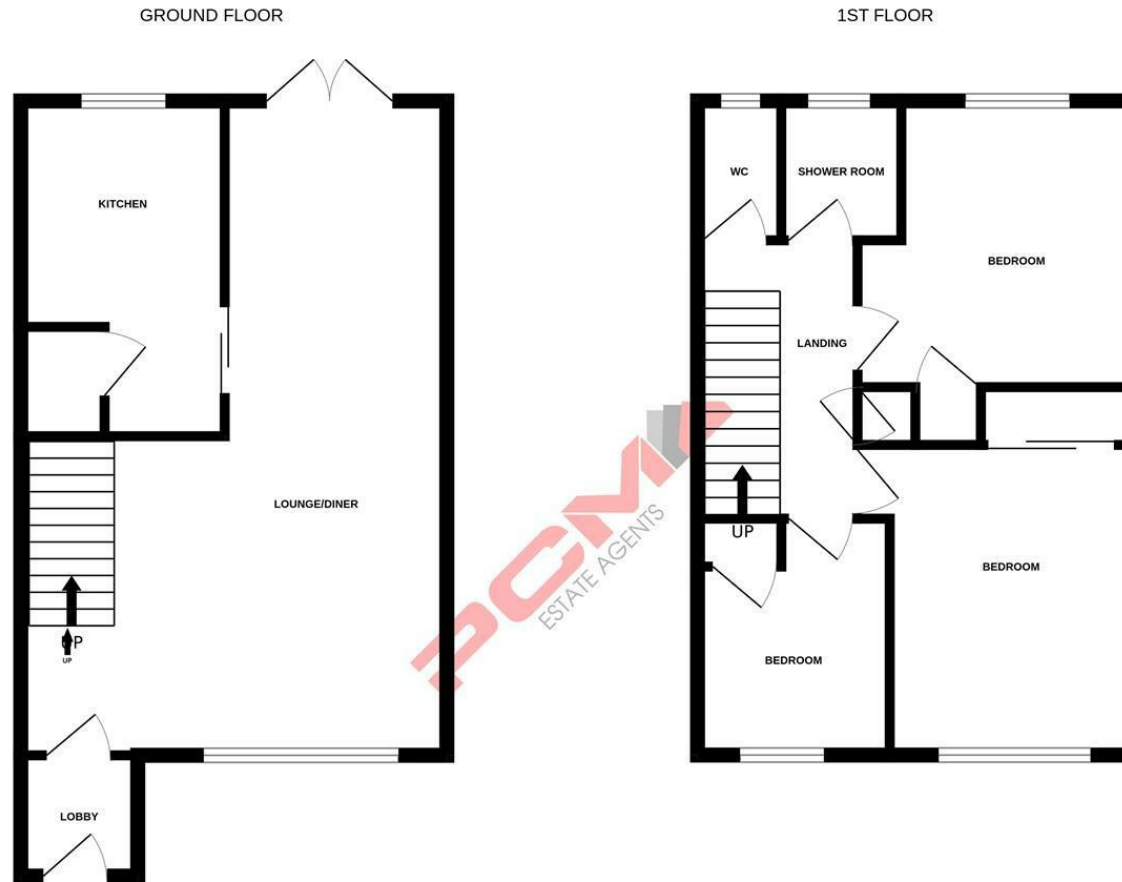
Section of patio, outdoor seating and entertaining, area of lawn, fenced boundaries, planted borders, storage shed and gated rear access.

#### **GARAGE**

Located in a block with up and over door.

Council Tax Band: C





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.