



292, Harold Road, Hastings, TN35 5NF

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

Price £320,000

PCM Estate Agents present to the market an exciting opportunity to acquire this THREE/ FOUR BEDROOM TERRACED TOWNHOUSE, arranged over THREE STOREYS with OFF ROAD PARKING for two vehicles and a TIERED REAR GARDEN. Positioned on a sought-after road within the popular Clive Vale region of Hastings.

The well-presented accommodation comprises an OPEN PLAN KITCHEN-DINER and UTILITY to the lower floor, a lounge, OCCASIONAL ROOM/ STUDY, WET ROOM and SEPARATE WC to the ground level, THREE BEDROOMS and a SHOWER ROOM to the first floor. Externally the property benefits from OFF ROAD PARKING for two vehicles, whilst to the rear is a TIERED GARDEN with a lovely green outlook.

Situated within easy reach of Hastings Old Town and the convenience of the amenities within Ore Village, as well as being within a short distance of Hastings Country Park.

Viewing comes highly recommended, please contact the owners agents now to arrange your appointment.

OUTSIDE - FRONT

Hard-standing providing off road parking for two vehicles.

DOUBLE GLAZED FRONT DOOR

With window insert and further double glazed window to the side, leading to:

PORCH

5'8 x 4' (1.73m x 1.22m)

Coconut matting, internal window, spotlights to ceiling, wooden door to:

ENTRANCE HALL

Wood floorboards, skirting boards, inset spotlights, door to:

LOUNGE

16' x 12' (4.88m x 3.66m)

Wooden floorboards, skirting boards, inset spotlights, radiator, double glazed window to rear aspect overlooking the garden and greenery beyond, storage cupboard.

OCCASIONAL ROOM/ STUDY

11'4 x 7'4 (3.45m x 2.24m)

Carpeted, inset spotlights, radiator, internal window to lounge, sliding wooden door leading to:

WET ROOM

9'4 x 4'4 (2.84m x 1.32m)

Tiled surround, shower, wash hand basin, wc, inset spotlights, extractor fan, double glazed window to front aspect.

SEPARATE WC

5'7 x 2'2 (1.70m x 0.66m)

Vinyl flooring, wc, wash hand basin, part tiled splashback, internal window.

FIRST FLOOR LANDING

Inset spotlights, doors providing access to:

BEDROOM

12' x 9' (3.66m x 2.74m)

Wooden floorboards, radiator, skirting boards, inset spotlight, double glazed window to rear aspect overlooking the garden and greenery beyond.

BEDROOM

16'2 max x 9'7 max (4.93m max x 2.92m max)

Wooden floorboards skirting boards, radiator, inset spotlights, double glazed window to front aspect and further frosted double glazed window to side aspect.

BEDROOM

Wooden floorboards, radiator, loft hatch, inset spotlights, double glazed window to rear overlooking the garden and greenery beyond.

SHOWER ROOM

6'8 x 5'7 (2.03m x 1.70m)

Vinyl flooring, corner shower unit, wc, wash hand basin with storage beneath, radiator, inset spotlights, frosted double glazed window to front aspect.

LOWER FLOOR HALL

Inset spotlights, under stairs storage, leading to:

KITCHEN-DINER

17'2 x 16'1 max (5.23m x 4.90m max)

Fitted with a range of eye and base level cupboards, electric oven and four ring gas hob with extractor over, part tiled splashbacks, wood floorboards, built in fridge freezer, dishwasher, recessed dining area, double radiator, inset spotlights, double glazed window to rear aspect overlooking the garden and greenery beyond, double glazed patio door providing access to the rear garden.

UTILITY

13'2 max x 5'2 max (4.01m max x 1.57m max)

Space and plumbing for washing machine and tumble dryer, space for fridge/freezer, laminate flooring and inset spotlights.

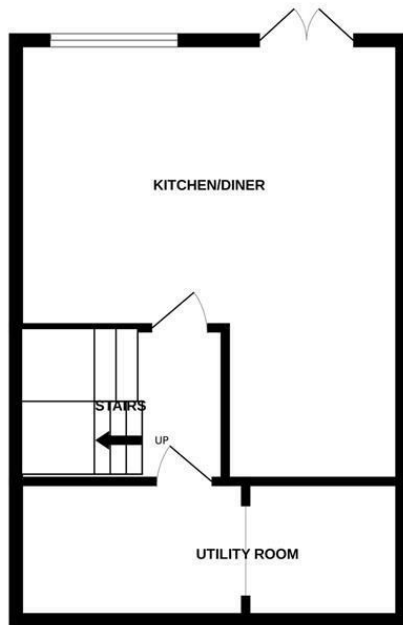
REAR GARDEN

Paved area leading to a further shingled terraced area, steps descending to an area with Apple Trees and shrubs, shed. The garden overlooks an area of woodland beyond.

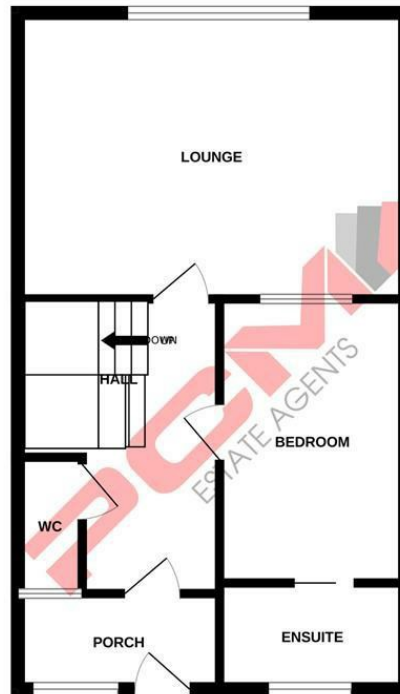
Council Tax Band: C



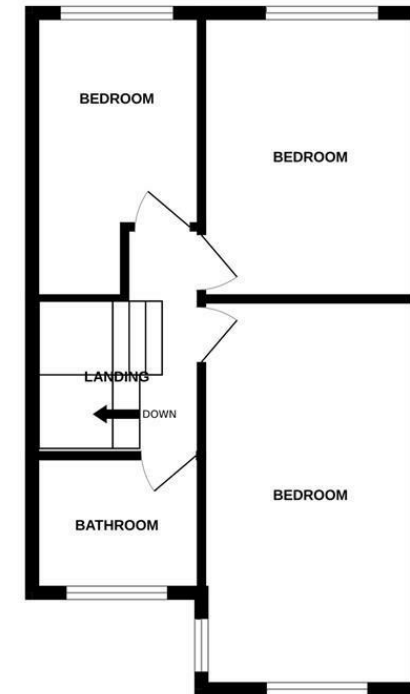
BASEMENT LEVEL



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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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) 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		
England & Wales		
EU Directive 2002/91/EC		

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