PCM ESTATE AGENTS

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Price £245,000

PCM Estate Agents are delighted to present to the market this well-presented OLDER STYLE TWO/ THREE BEDROOM MID-TERRACED HOUSE, offering versatile accommodation arranged over multiple levels and benefitting from gas central heating, double glazing, TWO RECEPTION ROOMS and an ENCLOSED COURTYARD GARDEN.

Accommodation comprises a welcoming lounge and further REEPTION ROOM/ BEDROOM offering flexibility for a variety of uses, first floor landing, TWO BEDROOMS with the second providing access to the family bathroom. To the lower floor there is a fitted kitchen and an ADDITIONAL RECEPTION ROOM, currently used as a cinema room but could equally be suitable as a playroom/ home office.

Externally the property enjoys a LOW-MAINTENANCE REAR COURTYARD GARDEN ideal for outdoor dining and entertaining, along with a walkway providing side access to the front of the property.

Situated in the heart of Hastings town centre, offering a comprehensive range of shopping, leisure and recreational facilities, as well as a mainline railway station, seafront and promenade.

Early viewing comes highly recommended to avoid disappointment, please call the owners agents now to book your appointment.

FRONT DOOR
Leading to;

LOUNGE
10'7 max x 10'6 (3.23m max x 3.20m)
Double glazed window to front aspect with fitted window shutter, feature fire surround, wall light point, cornicing, ceiling rose, wall mounted thermostat, radiator, door to;

INNER HALLWAY
Staircase rising to upper floor accommodation, door to;

BEDROOM/ RECEPTION ROOM
10'10 max x 8'10 (3.30m max x 2.69m)
Double glazed window to rear aspect. cupboard housing wall mounted gas boiler, radiator, return door to hallway, door to;

INNER LOBBY
With stairs descending to lower floor.

KITCHEN
11'5 max x 10'8 max (3.48m max x 3.25m max)
Comprising a range of base level units with cupboards and drawers set beneath worksurfaces, additional fitted shelving, space and plumbing for washing machine, stainless steel sink with mixer tap, space for freestanding fridge freezer, space for electric oven, tiled flooring, radiator.

REAR PORCH
Tiled floor, opening to rear garden.

STUDY/ CINEMA ROOM
10'3 x 8'11 (3.12m x 2.72m)
Inset ceiling spotlighting, radiator, restricted head height. Currently utilised as a cinema room but could be made into a playroom/ snug.

FIRST FLOOR LANDING
Into;

BEDROOM ONE
13'8 max x 11'4 max (4.17m max x 3.45m max)
Double glazed window to front aspect with fitted window shutters, radiator, built in cupboard with plumbing and potential for converting into an en-suite.

BEDROOM TWO
8'10 max x 8'10 (2.69m max x 2.69m)
Double glazed window to rear aspect, feature fire surround, trap hatch to loft space, radiator, built in cupboard.

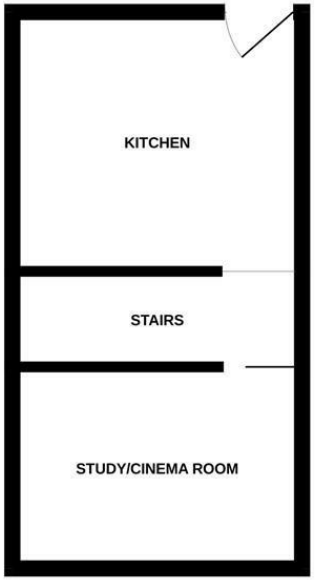
BATHROOM
Double glazed window to rear aspect, part tiled walls, white suite comprising panelled bath with over bath shower and fitted shower screen, mixer spray attachment, pedestal wash hand basin, low level wc, radiator, return door to bedroom two.

REAR GARDEN
Enclosed with outbuilding, side access and right of access through neighbouring properties, an area of patio ideal for outdoor dining and entertaining.

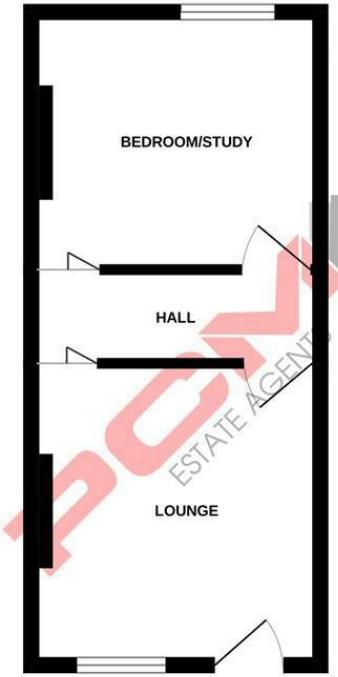
Council Tax Band: B

THE
JODEON

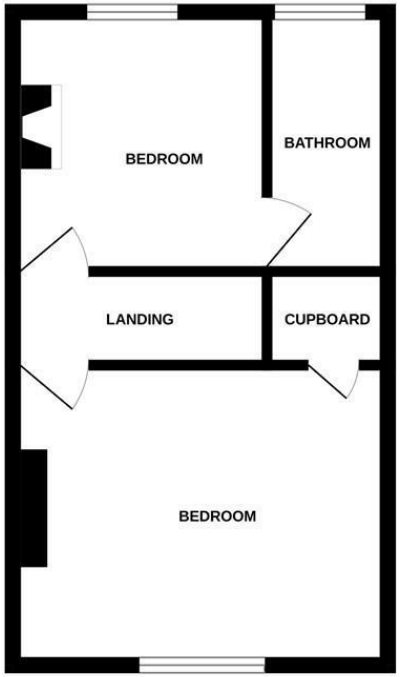
LOWER GROUND FLOOR



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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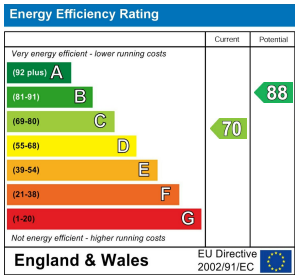

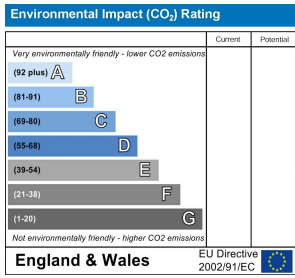

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.