PCM ESTATE AGENTS

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Price £319,950

PCM Estate Agents welcome to the market an exciting opportunity to acquire this VICTORIAN, BAY FRONTED, TWO BEDROOM TERRACED HOUSE, located on an incredibly sought-after road within the West Hill region of Hastings, just moments away from Hastings historic Old Town and the open panoramic views of the West Hill itself.

Offering well-appointed accommodation arranged over two floors comprising a welcoming entrance hall, lounge with WOOD BURNER, separate DINING ROOM and a KITCHEN-BREAKFAST ROOM with access onto the garden. Upstairs there are TWO GOOD-SIZED BEDROOMS and a LARGE BATHROOM with bath and separate shower. The property has gas fired central heating and double glazed windows where stated.

Viewing comes highly recommended to fully appreciate the quality of the condition and the characterful nature of the property on offer. Please call the owners agents now to book your viewing.

WOODEN FRONT DOOR
Leading to:

WELCOMING VESTIBULE
High ceiling, further wooden partially glazed door opening to:

ENTRANCE HALL
Stairs rising to the first floor accommodation, inset down lights, double radiator, under stairs recessed area, under stairs storage cupboard, opening to the dual aspect lounge and separate dining room, with a door to the kitchen-breakfast room.

LOUNGE
14'5 into bay x 12'9 (4.39m into bay x 3.89m)
High ceiling with coving, television and telephone points, fireplace with stone hearth and inset wood burning stove, recessed shelving, painted floorboards, deep double glazed bay window to front aspect.

DINING ROOM
12'4 x 9'7 (3.76m x 2.92m)
Exposed painted wooden floorboards, high ceiling with coving, double radiator, double glazed window to rear aspect with views over the garden.

KITCHEN-BREAKFAST ROOM
12'1 x 8'5 (3.68m x 2.57m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, five ring gas hob with double oven and grill below, inset one & ½ bowl drainer-sink unit with mixer tap, integrated appliances including slimline dishwasher, washing machine and tall fridge freezer, space for breakfast table, tiled flooring, part tiled walls, inset down lights, coving to ceiling, double radiator, double glazed windows to both the rear and side elevations, double glazed door opening to the side.

FIRST FLOOR LANDING
Split level with exposed painted wooden floorboards, loft hatch, doors to:

BEDROOM
14'6 x 12' (4.42m x 3.66m)
Built in double wardrobes, exposed painted wooden floorboards, coving to ceiling, radiator, two double glazed windows to front aspect.

BEDROOM
12'2 x 10'10 (3.71m x 3.30m)
Exposed painted wooden floorboards, radiator, coving to ceiling, double glazed window to rear aspect with views onto the garden.

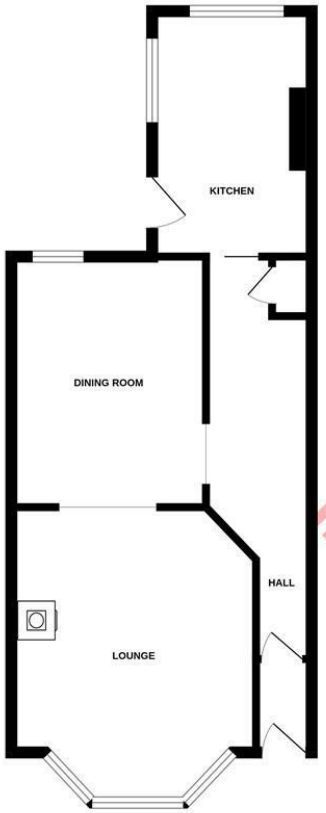
BATHROOM
12'4 x 8'6 (3.76m x 2.59m)
Walk-in shower enclosure with rain style shower head, good sized bathtub with mixer tap, dual flush low level wc, pedestal wash hand basin with mixer tap, part tiled walls, tiled flooring, heated towel rail, extractor for ventilation, two built in cupboards with shelving and the other housing the wall mounted boiler, two heated towel rails and a double glazed window to rear aspect with views onto the garden.

OUTSIDE - FRONT
The property occupies a slightly elevated position off the road, with steps up to the front door.

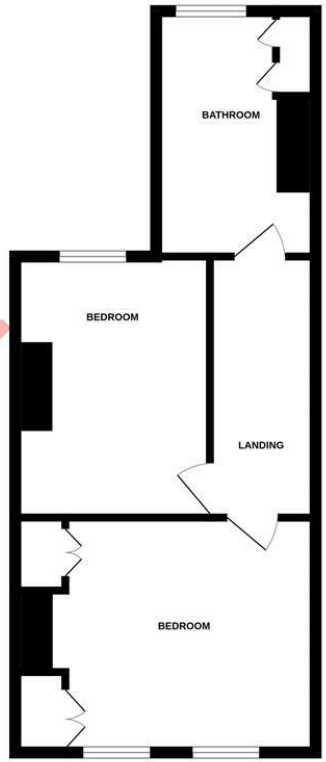
REAR GARDEN
Terraced and accessible via the kitchen-breakfast room onto a concrete patio area, offering ample outdoor space for bistro style table and chairs, wood store/ storage area, steps up to the main section of garden being laid with pea beach, providing ample space for dining table and chairs to eat alfresco and entertain, combination of walled and fenced boundaries.

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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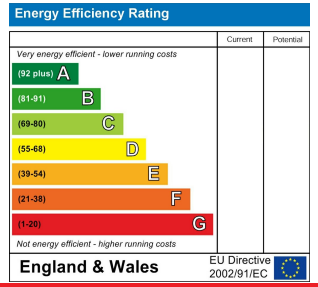

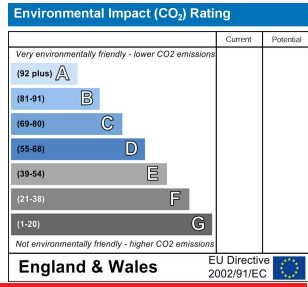

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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