



ESTATE AGENTS

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Offers In Excess Of £325,000

PCM Estate Agents are delighted to present to the market this THREE BEDROOM OLDER STYLE TERRACED HOUSE, offering spacious and VERSATILE ACCOMMODATION arranged over THREE FLOORS, along with the rare benefit of OFF ROAD PARKING.

Accommodation comprises an entrance hallway, BAY FRONTED LOUNGE, BEDROOM/ STUDY and a SHOWER ROOM. To the lower floor there is a KITCHEN-BREAKFAST ROOM having direct access to the garden and an OCCASIONAL/ DINING ROOM providing a flexible space to suit a variety of needs, whilst to the first floor there are TWO WELL-PROPORTIONED DOUBLE BEDROOMS. Externally the property benefits from a PRIVATE AND SECLUDED REAR GARDEN, ideal for relaxing or entertaining, whilst to the front there is the added advantage of OFF ROAD PARKING.

Situated within the highly sought-after Clive Vale area, the property is conveniently located within easy reach of Hastings Old Town, a range of local amenities and schools. This is an excellent opportunity to acquire a FANTASTIC FAMILY HOME in a desirable location.

Early viewing comes highly recommended, please contact PCM Estate Agents to arrange your appointment and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE PORCH

With further door opening to:

ENTRANCE HALL

Radiator, exposed original wooden floorboards, stairs to upper and lower floor accommodation, door opening to:

LOUNGE

11'8 x 11'1 (3.56m x 3.38m)

Exposed wooden floorboards, feature fireplace with tiled surround, radiator, picture rail, ceiling cornicing, double glazed bay window to front aspect.

BEDROOM

8'9 x 7'6 (2.67m x 2.29m)

Radiator, two double glazed windows to rear aspect.

SHOWER ROOM

Shower cubicle, low level dual flush wc, wash hand basin with mixer tap and storage below, tiled walls, chrome heated towel rail, frosted double glazed window to front aspect.

LOWER GROUND FLOOR

Opening to:

KITCHEN-BREAKFAST ROOM

14'2 x 13' (4.32m x 3.96m)

Fitted with a range of eye and base level units with ample countertop space, four ring gas hob with extractor fan above, electric oven below, inset one & ½ bowl stainless steel sink, space and plumbing for dishwasher and washing machine, wall mounted boiler, part tiled walls, exposed wooden floorboards, radiator, double glazed window to rear aspect, double glazed door opening to the later described rear garden, opening to:

FAMILY/ DINING ROOM

14'3 max x 12'8 max (4.34m max x 3.86m max)

Wall and ceiling lighting, radiator, cupboard housing meters.

FIRST FLOOR LANDING

Doors opening to:

BEDROOM

14'7 x 10'2 (4.45m x 3.10m)

Picture rail, loft hatch, radiator, additional built in storage cupboard, two double glazed windows to rear aspect.

BEDROOM

14'2 x 10'5 (4.32m x 3.18m)

Built in wardrobe with hanging space, radiator, two double glazed windows to front aspect.

OUTSIDE - FRONT

Dropped kerb providing off road parking for one vehicle.

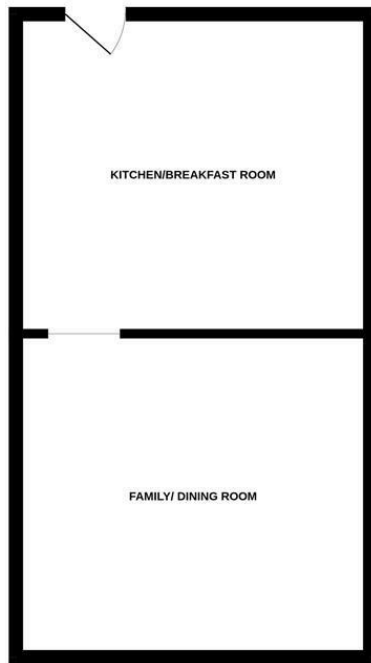
REAR GARDEN

Steps descend to an area of patio providing ample space for seating and entertaining, right of way access, further steps down to two further sections of garden, currently having a range of mature trees and shrubs, further area of patio, storage shed and fenced boundaries.

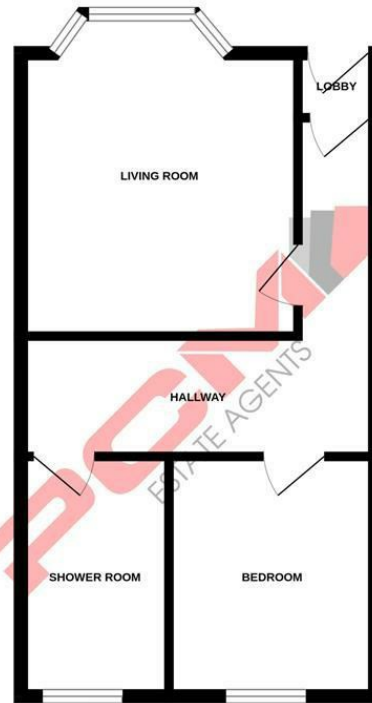
Council Tax Band: B



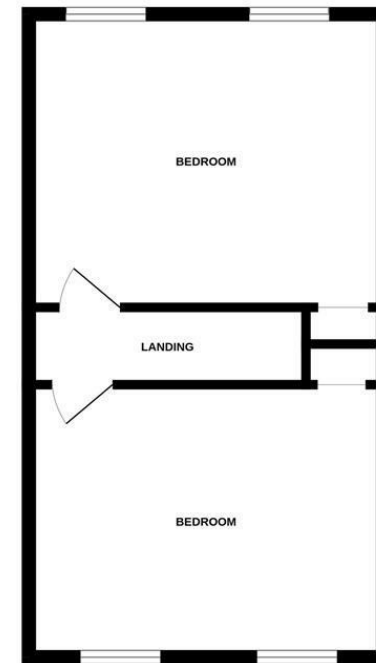
LOWER GROUND FLOOR



GROUND FLOOR



FIRST 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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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			
		62	81
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	

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.