



ESTATE AGENTS

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Offers In Excess Of £315,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this OLDER STYLE THREE BEDROOM END OF TERRACED HOUSE, tucked away in a quiet cul-de-sac location, within the favourable West Hill region of Hastings. There are the most SPECTACULAR VIEWS towards the East Hill, including views of the sea, and a LARGE GARDEN.

The property is incredibly well-presented offering modern and well thought-out accommodation over two floors comprising an entrance hall, lounge, KITCHEN-DINER, THREE DOUBLE BEDROOMS and a SHOWER ROOM. The GARDEN is a DELIGHTFUL FEATURE of this family home, being relatively level and family friendly, mainly laid to lawn with seating areas.

Positioned within easy reach of Hastings historic Old Town and amenities within the West Hill, including popular schooling establishments. Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED DOOR

Located to the side opening to:

ENTRANCE HALL

Double radiator, stairs rising to upper floor accommodation, door to:

LIVING ROOM

14'3 x 11'4 (4.34m x 3.45m)

Exposed wooden floorboards, radiator, television and telephone point, under stairs storage cupboard, double glazed window to front aspect with far reaching views towards the Old Town, including views of the sea. Door to:

KITCHEN-DINER

10'5 x 8'7 (3.18m x 2.62m)

Down lights, wall mounted cupboard concealed boiler, ample space for table, modern and fitted with a range of eye and base level cupboards and drawers, worksurfaces and matching upstands, electric hob with cooker hood over and oven below, resin drainer-sink with mixer tap, integrated appliances including tall fridge freezer, dishwasher and washing machine, wall mounted vertical radiator, wood laminate flooring, double glazed window to rear aspect with views onto the garden. Open plan to:

REAR/ SIDE LOBBY

Double glazed door opening to the garden, access to:

SHOWER ROOM

Large walk in shower with chrome shower fixing, waterfall style shower head and hand-held shower attachment, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, column style radiator, part tiled walls, part aquaboarding, wood laminate flooring, double glazed obscured glass window to rear aspect.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch providing access to loft space, doors opening to:

BEDROOM

14'9 x 10'3 (4.50m x 3.12m)

Double radiator, built in cupboard, double glazed window to front aspect having the most spectacular views toward the East Hill and to the sea.

BEDROOM

9'2 x 8'11 (2.79m x 2.72m)

Double radiator, double glazed window to side aspect with views onto the garden.

BEDROOM

13'8 x 7'1 (4.17m x 2.16m)

Double radiator, double glazed window to rear aspect having views onto the garden.

OUTSIDE - FRONT

Path leading to front door located at the side of the building, lawned front garden.

REAR GARDEN

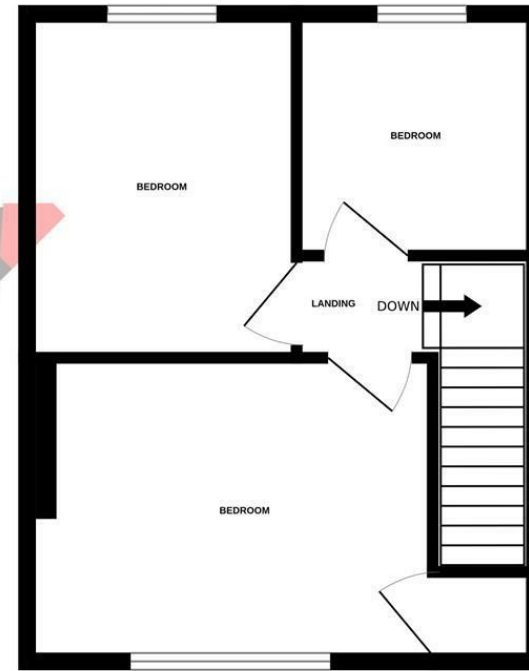
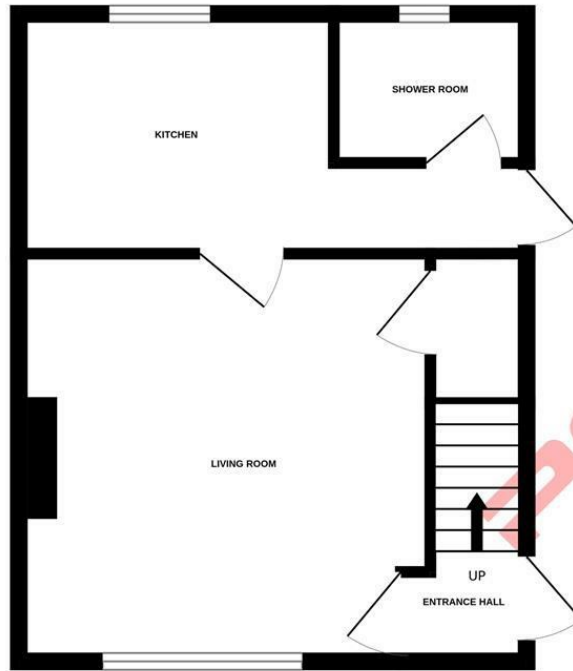
Extending off the rear and side elevations, being a good size, mainly laid to lawn and relatively level, ideal for families. There is a sandstone patio, shed (12'3 x 8'2) with power and light, gated access to front, outside water tap.

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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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		64	78
	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.