







PCM
ESTATE AGENTS

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Price £335,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this well-presented TWO BEDROOM MID-TERRACED FAMILY HOME, located in the heart of HASTINGS HISTORIC OLD TOWN and offered to the market CHAIN FREE.

This well-presented property comprises a lounge, KITCHEN-DINING ROOM, UTILITY ROOM and a DOWNSTAIRS WC, whilst to the first floor there are TWO DOUBLE BEDROOMS and a MODERN FAMILY BATHROOM. This property also benefits from modern comforts including gas fired central heating and double glazing.

To the rear of the property is a TIERED GARDEN, benefitting from three patio areas, perfect for outdoor dining and entertaining, along with an area of lawn.

Located in Hastings Old Town, close to a variety of independent shops, eateries and public houses, whilst being within easy reach of the beach and the East Hill.

Viewing comes highly recommended, please contact the owners agents today to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE HALL
Cupboard housing electric meter and consumer unit, stairs rising to the first floor landing, wall mounted thermostat, door to:

LOUNGE
15' x 11'6 (4.57m x 3.51m)
Radiator, access to under stairs storage cupboard, double glazed window to front aspect, door to:

KITCHEN-DINER
12'2 max narrowing to 8'3 x 10'8 (3.71m max narrowing to 2.51m x 3.25m)
Comprising a range of eye and base level units, eye level electric double oven with four ring electric hob, space and plumbing for dishwasher, inset stainless steel sink with mixer tap, wall mounted gas boiler, space for dining table and chairs, two double glazed windows to rear aspect overlooking the garden, personal door to the rear garden, further door to:

UTILITY ROOM
Space and plumbing for washing machine and tumble dryer, space for fridge freezer, double glazed window to rear aspect, door to:

DOWNSTAIRS WC
Comprising a wc and a frosted double glazed window to rear aspect.

FIRST FLOOR LANDING
Loft hatch, doors to:

BEDROOM
11'5 x 9'7 (3.48m x 2.92m)
Radiator, double glazed window to rear aspect providing a pleasant outlook onto the garden.

BEDROOM
15' x 8'7 (4.57m x 2.62m)
Radiator, built in storage cupboard, double glazed window to front aspect.

BATHROOM
L shaped panelled bath with mixer tap and separate waterfall style shower attachment, radiator, wash hand basin with mixer tap and storage beneath, low level dual flush wc, radiator, built in storage cupboard, part tiled walls, double glazed window to rear aspect.

REAR GARDEN
Accessed via the kitchen and leading to an area of patio with steps rising to a tiered garden, currently benefitting from three separate tiers of patio space, providing perfect space for enjoying outdoor dining and entertaining. One of the tiers benefits from a storage shed, an area of lawn, hedged boundaries to the side and rear, with trees providing additional privacy.

Council Tax Band: B

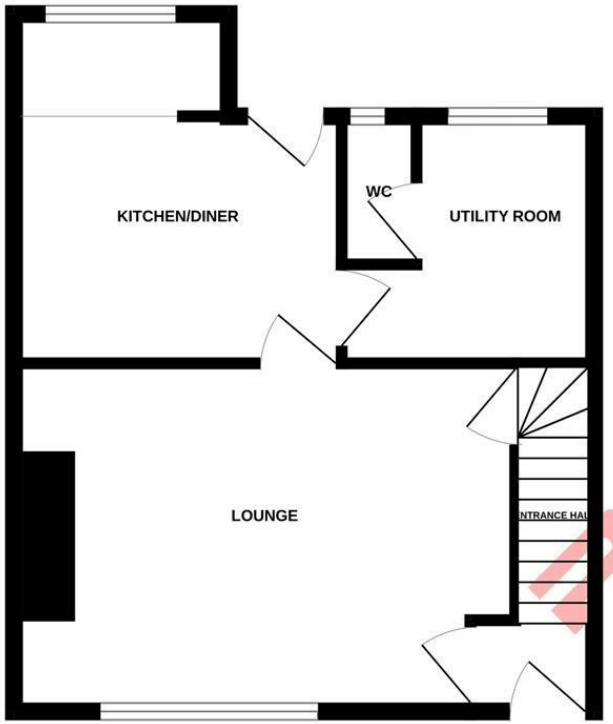




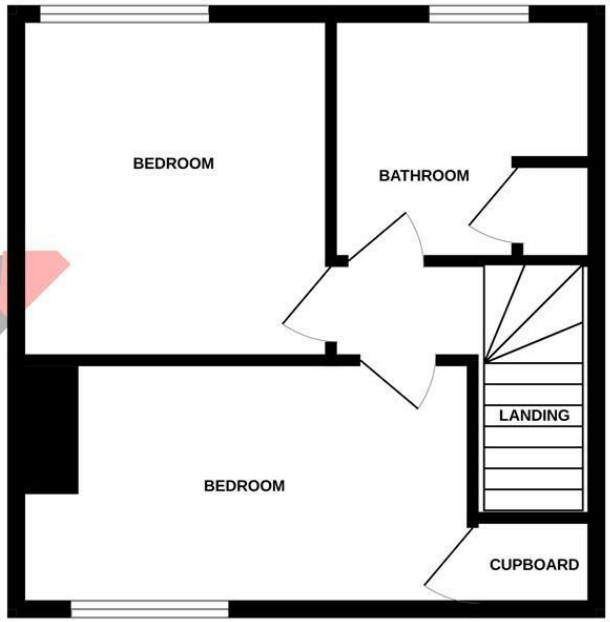




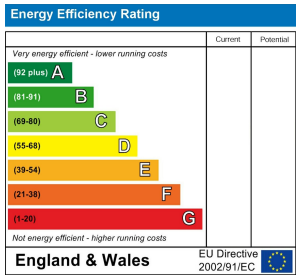
GROUND FLOOR

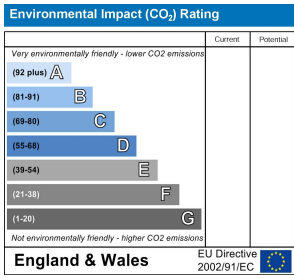


1ST FLOOR



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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