



46, St. Georges Road, Hastings, TN34 3ND

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Tel: 01424 839111

Price £350,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this FOUR BEDROOM, THREE STOREY, MID-TERRACED FAMILY HOME, offered to the market CHAIN FREE and situated within close proximity of the popular West Hill region of Hastings, whilst also being within easy reach of local schooling and local amenities.

Accommodation comprises a lounge, DINING ROOM, NEWLY FITTED KITCHEN, DOWNSTAIRS WC and access to an external walkway providing easy access to the front of the property and also to the rear garden. To the first floor there are TWO DOUBLE BEDROOMS, whilst to the top floor there are a further TWO BEDROOMS and a family bathroom.

Externally the property benefits from a REAR GARDEN which is IN NEED OF SOME CULTIVATION but offers ample space for outdoor dining and entertaining, along with access to a WORKSHOP/ STORAGE SHED with workbenches in place.

To fully appreciate the space this home has to offer, please contact PCM Estate Agents to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE PORCH

With further door to:

LOUNGE

12'3 x 11'2 (3.73m x 3.40m)

Radiator, double glazed window to front aspect, opening to:

INNER HALLWAY

Stairs rising to the first floor landing, under stairs storage cupboard, radiator, opening to the dining room, door to external walkway and further door to:

DOWNSTAIRS WC

Low level dual flush wc.

EXTERNAL WALKWAY

Providing access to the rear garden and also to the front of the property, housing the gas meter, electric meter and consumer unit.

DINING ROOM

12'4 x 9'1 (3.76m x 2.77m)

Radiator, patio doors opening onto the rear garden, archway opening to:

KITCHEN

10'5 x 6'2 (3.18m x 1.88m)

Newly fitted and comprising a range of eye and base level units, four ring gas hob with extractor above and electric oven beneath, stainless steel sink with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, dual aspect double glazed windows to rear and side aspects.

FIRST FLOOR LANDING

Wall mounted thermostat, stairs rising to the second floor, doors to:

BEDROOM

15'8 x 8'8 (4.78m x 2.64m)

Radiator, double glazed window to front aspect.

BEDROOM

15'7 x 9'2 (4.75m x 2.79m)

Cupboard housing the wall mounted gas boiler, radiator, double glazed window to rear aspect.

SECOND FLOOR LANDING

Loft hatch, sliding doors to storage cupboard, door opening to:

BEDROOM

15'6 x 8'8 (4.72m x 2.64m)

Radiator, double glazed window to front aspect.

BEDROOM

9'3 x 9'1 (2.82m x 2.77m)

Radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, low level dual flush wc, wash hand basin, radiator, frosted double glazed window to rear aspect.

REAR GARDEN

Small area of courtyard with steps leading up to an area of lawn which is currently in need of cultivation, however benefits from a range of mature trees and shrubs, an additional decked area perfect for enjoying those summer evenings and leading to:

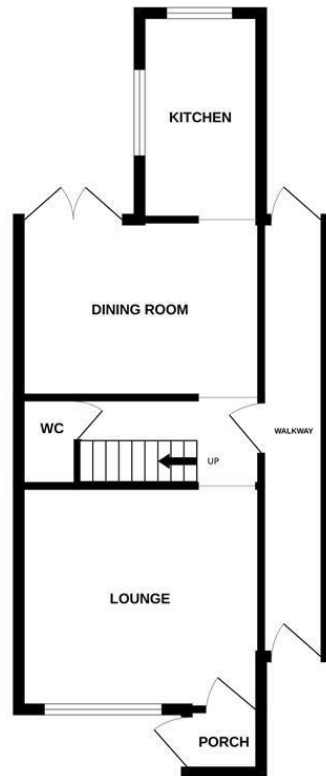
WORKSHOP

With work benches.

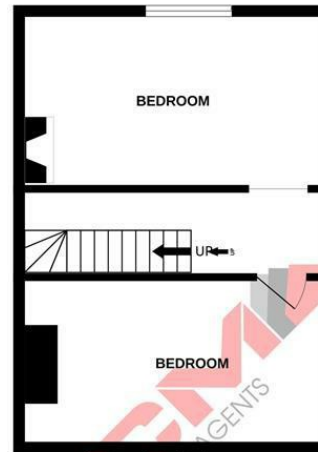
Council Tax Band: C



GROUND FLOOR



1ST FLOOR



2ND 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.

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		
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		