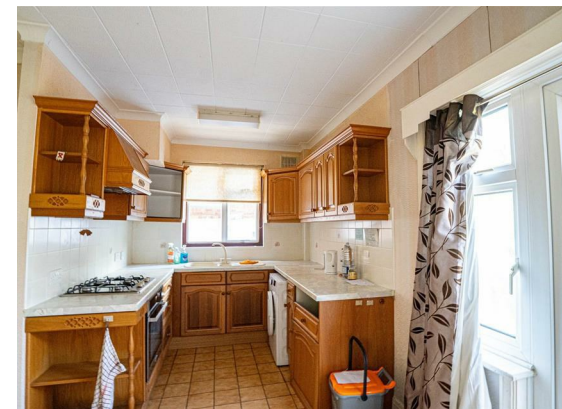




111, Parker Road, Hastings, TN34 3TP

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £250,000

PCM Estate Agents welcome to the market this CHAIN FREE, OLDER STYLE, THREE BEDROOM SEMI-DETACHED HOUSE, conveniently located within the Blacklands region of Hastings, close to popular schooling establishments and nearby amenities including bus routes. The property has a driveway providing OFF ROAD PARKING and a LARGE GARDEN.

The property is IN NEED OF SOME MODERNISATION but gives the perfect opportunity for the new owner to put their own personality into. Benefits include gas fired central heating and double glazing.

Accommodation is arranged over two floors comprising a welcoming porch leading to the entrance hall, BAY FRONTED LOUNGE, and OPEN PLAN KITCHEN-DINING ROOM at the rear with French doors providing access to the rear garden, whilst upstairs there are THREE BEDROOMS and a bathroom.

Viewing comes highly recommended, please call the owners agents now to book your appointment

DOUBLE GLAZED FRONT DOOR

Opening to:

WELCOMING PORCH

Double glazed windows to front and side elevations, further double glazed door opening to:

ENTRANCE HALL

Stairs rising to the first floor accommodation, under stairs storage space, radiator, picture rail, further built in cupboard, double glazed window to side aspect, doors opening to:

LOUNGE

14'2 into bay x 11' (4.32m into bay x 3.35m)

High ceiling with coving, picture rail, double radiator, television point, double glazed bay window to front aspect.

KITCHEN-DINER

17' narrowing to 11' x 11'2 max narrowing to 7'5 (5.18m narrowing to 3.35m x 3.40m max narrowing to 2.26m)

Fitted with a matching range of eye and base level cupboards and drawers with

worksurfaces over, tiled splashbacks, four ring gas hob with oven below and extractor over, inset resin one & ½ bowl drainer-sink unit with mixer tap, space for appliances including washing machine and fridge freezer, tiled flooring to kitchen area, carpet to dining area, ample space for dining table, dual aspect with double glazed window to side and double glazed windows and French doors to rear aspect with views and access to the garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, picture rail, loft hatch, doors to:

BEDROOM

12' x 9'5 (3.66m x 2.87m)

Picture rail, radiator, built in cupboard/ wardrobe, double glazed window to front aspect.

BEDROOM

11'2 x 10'9 (3.40m x 3.28m)

Coving to ceiling, picture rail, built in cupboard, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

10'4 into bay x 7'2 (3.15m into bay x 2.18m)

Coving to ceiling, picture rail, double glazed bay window to front aspect.

BATHROOM

Panelled bath, low level wc, pedestal wash hand basin, radiator, double glazed obscured glass window to rear aspect.

OUTSIDE - FRONT

Driveway providing off road parking, area of lawned garden to the side, external steps to a path, giving side access to the rear garden with hedged boundaries.

REAR GARDEN

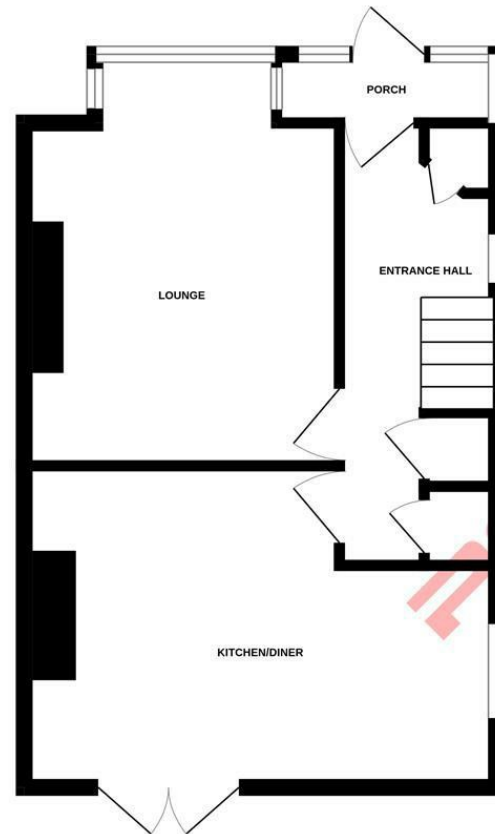
Expansive and in need of some cultivation but offering plenty of outdoor space for the garden enthusiast or families with children, concrete patio abutting the property, pathway leading to the bottom of the garden, well-stocked with a variety of mature plants and shrubs.

Neighbours have extended off the rear and this property also offers the potential for this, subject to necessary planning and building consents.

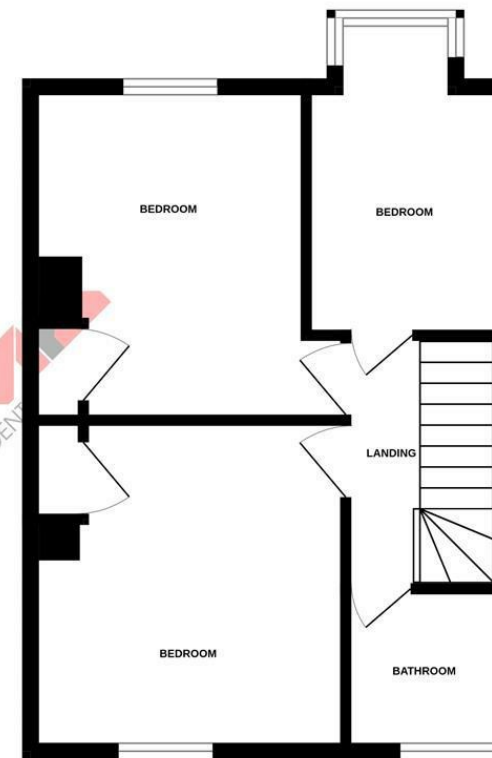
Council Tax Band: C



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.

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		