



PCMA

ESTATE AGENTS

6, Offa Road, Hastings, TN35 5HR

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

Offers In Excess Of £195,000

PCM Estate Agents are pleased to present to the market this TWO BEDROOM, TWO RECEPTION ROOM PERIOD HOME, situated on a sought-after and quiet road within the Ore Village area of Hastings.

Please note, the property requires further work and completion of refurbishment, offering a fantastic opportunity for buyers seeking a PROJECT or a home to improve and add value. While some refurbishment has been carried out, the property is not finished and would benefit from additional investment.

The accommodation is spacious and arranged over two floors, comprising an entrance hallway, lounge, SEPARATE DINING ROOM with access onto the garden, kitchen, first floor landing, TWO BEDROOMS and a bathroom.

Externally, there is a PRIVATE AND ENCLOSED REAR GARDEN enjoying a SUNNY ASPECT.

Conveniently located within easy reach of local amenities, schools and transport links in Ore Village, this property will particularly appeal to buyers for a home to put their own personality into a property.

Viewing is highly recommended to fully appreciate the potential on offer – please call now to arrange your appointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Open plan to dining room and doorway leading to:

LOUNGE

10' x 9'9 (3.05m x 2.97m)

Double glazed bay window to front aspect, door to:

DINING ROOM

13'4 x 12'11 (4.06m x 3.94m)

Stairs rising to first floor accommodation, double glazed French doors to rear aspect leading out to the garden, doorway leading to:

KITCHEN

11'8 x 6'4 (3.56m x 1.93m)

Comprising base level units with worksurfaces over, inset sink with mixer tap, space and plumbing for washing machine, space for cooker and further appliances, windows to side and rear aspects.

FIRST FLOOR LANDING

Door to:

BEDROOM

13'3 x 10'1 (4.04m x 3.07m)

Two double glazed windows to front aspect, built in wardrobe, separate built in storage cupboard.

BEDROOM

9'10 x 5'10 (3.00m x 1.78m)

Double glazed window to rear aspect.

BATHROOM

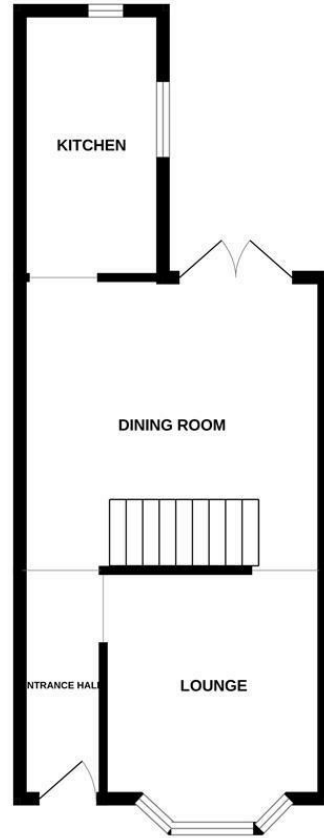
Bathtub, wc, part tiled walls, double glazed window to rear aspect.

REAR GARDEN

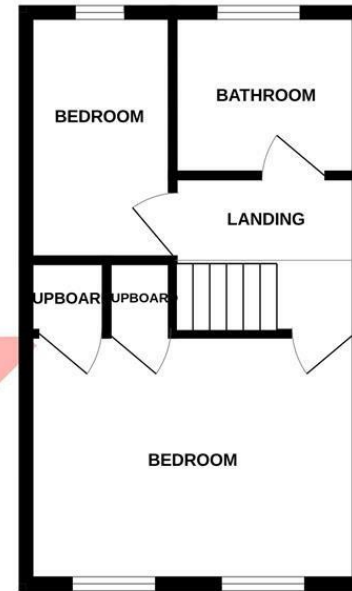
A delightful feature of the property being private and enclosed, enjoying a sunny aspect.



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	