PCM
ESTATE AGENTS

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Guide Price £210,000

** GUIDE PRICE £210,000 TO £230,000 **

PCM Estate Agents are delighted to offer for sale this well-presented OLDER STYLE MID TERRACED FAMILY HOME, ideally located close to local amenities within the popular Ore Village region of Hastings.

Accommodation comprises an entrance hall, living room, KITCHEN-DINING ROOM, ground floor bathroom, first floor landing and TWO DOUBLE BEDROOMS. The property also has the benefit of gas fired central heating and double glazing. To the rear of the property is a newly laid RESIN GARDEN complete with brick built storge shed, providing a LOW-MAINTENANCE OUTDOOR SPACE ideal for sitting out and entertaining.

Conveniently situated within close proximity to a range of local amenities, Ore railway station and regular bus service, offering access into Hastings town centre.

Early viewing is strongly recommended, please contact the owners agents now to avoid disappointment.

DOUBLE GLAZED FRONT DOOR
Leading to;

ENTRANCE HALL
Wood laminate flooring, door to;

LIVING ROOM
13'9" x 12'0" (4.19m x 3.66m)
Wood laminate flooring, double radiator, television point, telephone point, double glazed window to front aspect, stairs rising to upper floor accommodation, door to;

KITCHEN-DINING ROOM
11'8" x 10'3" (3.56m x 3.12m)
Fitted with a range of eye and base level units with ample countertop space, space for gas cooker, inset sink with mixer tap, space and plumbing for washing machine and slimline dishwasher, space for tall fridge freezer, space for dining table, double glazed window to rear aspect with views over the garden.

INNER HALL
Cupboard concealed wall mounted boiler, double glazed door to garden, door to;

BATHROOM
P shaped panelled bath with mixer tap, shower over bath, pedestal wash hand basin with mixer tap, dual flush low level wc, chrome ladder style heated towel rail, tiled walls, tiled flooring, frosted double glazed window to rear aspect.

FIRST FLOOR LANDING
Doors to:

BEDROOM
12'4" x 11'0" (3.76m x 3.35m)
Radiator, coving to ceiling, built in cupboard providing storage space and loft hatch providing access to loft space.

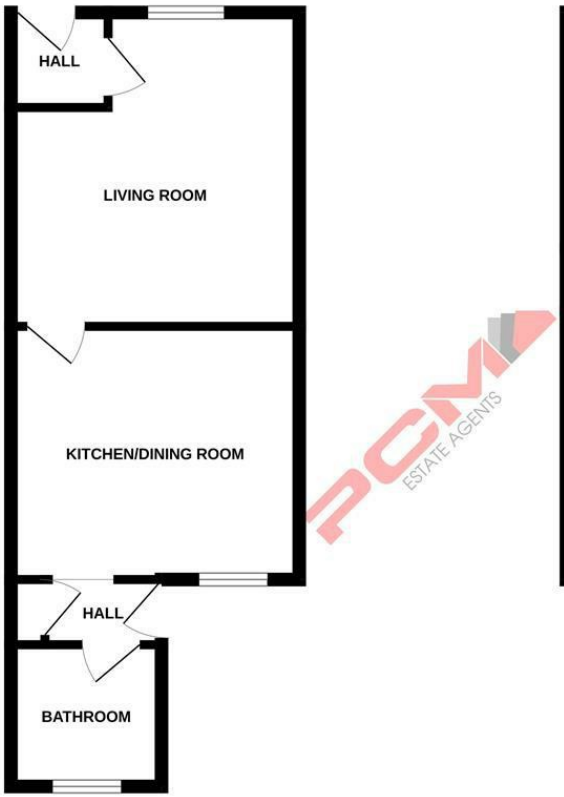
BEDROOM
12'6" x 10'2" (3.81m x 3.10m)
Radiator, coving to ceiling, double glazed window to rear aspect having views over the garden.

GARDEN
Resin garden with brick bult shed to the rear, space for potted plants, rear gated pedestrian access.

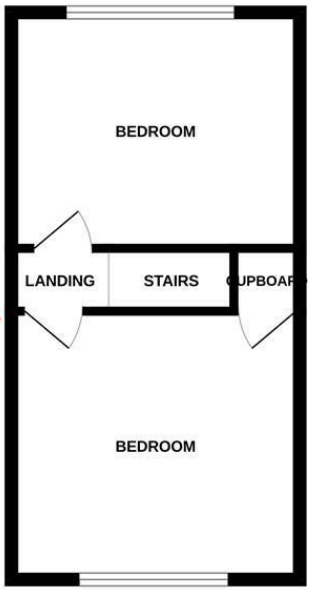
Council Tax Band: B

LAKERS
13

GROUND FLOOR



1ST FLOOR



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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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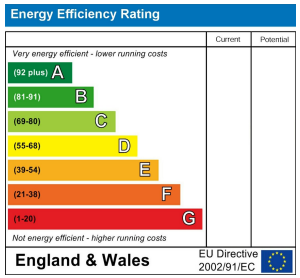

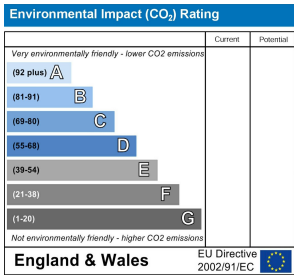

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.