







PCM
ESTATE AGENTS

81, Beaconsfield Road, Hastings, TN34 3TW

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

Offers Over £250,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this THREE BEDROM, TWO BATHROOM, MID TERRACED OLDER STYLE FAMILY HOME, location within the sought-after Blacklands region of Hastings, within easy reach of Alexandra Parka and local schooling, making this an ideal family home. Offered to the market CHAIN FREE.

Accommodation is arranged over THREE FLOORS, benefitting from spacious and versatile accommodation comprising a porch leading to an entrance hall, OPEN PLAN LOUNGE-DINING ROOM and a a GROUND FLOOR BEDROOM. To the lower floor there is a kitchen, bathroom and cellar space, whilst to the top floor there are TWO FURTHER BEDROOMS and a JACK & JILL SHOWER ROOM.

Externally the property benefits from an REAR GARDEN having an area of patio which leads down to an area of lawn that is currently IN NEED OF CULTIVATION.

Conveniently located within easy reach of Ore and Hastings railway stations, in addition to a number of local schooling facilities, making this the ideal family home.

Please call PCM Estate Agents today to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE PORCH
Space for coat and shoe storage, further door to:

ENTRANCE HALLWAY
Stairs to upper and lower floor accommodation, door to:

OPEN PLAN LOUNGE-DINER
26'8 into bay x 12' max (8.13m into bay x 3.66m max)
Radiators, electric feature fireplace, dual aspect with double glazed windows to the front and rear, with the front benefitting from a bay window.

BEDROOM
11'2 x 7'3 (3.40m x 2.21m)
Radiator, double glazed window to rear aspect overlooking the garden.

LOWER GROUND FLOOR HALL
Cupboard housing electric consumer unit, door to:

KITCHEN
11'9 x 10'1 (3.58m x 3.07m)
Comprising a range of eye and base level units, four ring electric hob with extractor above and electric oven below, radiator, space and plumbing for washing machine, stainless steel sink with mixer tap, integrated fridge freezer, part tiled walls, door to rear garden.

DOWNSTAIRS BATHROOM
Comprising a panelled bath with mixer tap, wash hand basin, low level dual flush wc, cupboard housing wall mounted gas boiler, additional storage cupboard with shelving, double glazed window to rear and side aspects.

CELLAR SPACE
11'7 x 11'8 (3.53m x 3.56m)
With power and lighting.

FIRST FLOOR LANDING
Double glazed window to rear aspect, access to loft, door to:

BEDROOM
15'7" narrowing to 8'3" x 11'8" narrowing to 8'2" (4.75m narrowing to 2.51m x 3.56m narrowing to 2.49m)
Radiator, two double glazed windows to front aspect, door to:

JACK AND JILL SHOWER ROOM
Shower, low level dual flush wc, wash hand basin, part tiled walls, built in storage cupboard with shelving, door to bedroom one and further door to:

BEDROOM
11'8 narrowing to 7'5 x 10' (3.56m narrowing to 2.26m x 3.05m)
Radiator, double glazed window to rear aspect.

REAR GARDEN
Patio area ideal for outdoor dining and entertaining, steps descending to an area of lawn, which is in need of cultivation, having a range of mature trees and shrubs.

Council Tax Band: B

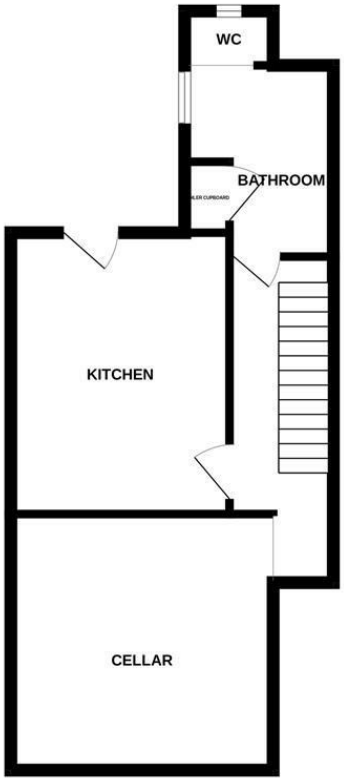








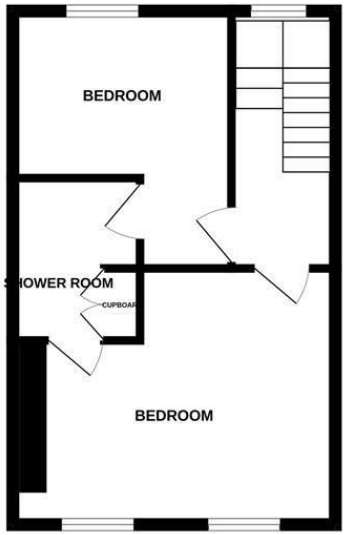
BASEMENT



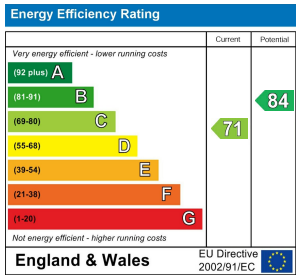
GROUND FLOOR

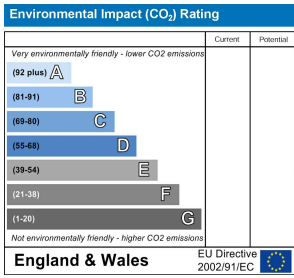


1ST FLOOR



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.
Made with Metropix ©2026





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.