



PCMA
ESTATE AGENTS

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Price £395,000

If you are seeking a superbly proportioned and presented THREE/ FOUR BEDROOMED CHARACTER MID TERRACED HOME enjoying a WEALTH OF PERIOD FEATURES including FIRE SURROUNDS, CEILING CORNICING and ROSES, then look no further than this beautiful example.

Offering SPACIOUS AND ADAPTABLE accommodation arranged over two floors and benefits such as gas central heating, double glazing, THREE RECEPTION ROOMS or two if a fourth bedroom is required, GROUND FLOOR CLOAKROOM & WC, modern bathroom with separate wc and MODERN KITCHEN. There are VIEWS enjoyed to the rear over rooftops to the East Hill and the sea and GARDENS to the rear with various seating levels and LARGE UNDER HOUSE STORAGE AREA.

Situated within reach of the nearby Hastings Old Town with its many bars and restaurants, and access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

The only way to truly appreciate this STUNNING PERIOD HOME is to arrange an immediate viewing via the owners agents, call now to avoid disappointment on this home available CHAIN FREE.

FRONT DOOR

Leading to;

ENTRANCE VESTIBULE

Cornicing, part glazed door with coloured glass feature opening to;

ENTRANCE HALL

Staircase rising to upper floor accommodation, radiator, central heating thermostat.

CLOAKROOM

Tiled walls, low level wc, wash hand basin, tiled splashback, return door to hallway.

LOUNGE

14'1" max x 12'7" max (4.29 max x 3.84 max)

Double glazed bay window to front aspect, feature fire surround with inset grate and tiles, tiled hearth, cornicing, ceiling rose, radiator, return door to hallway.

RECEPTION/ BEDROOM FOUR

12'0" x 10'4" max (3.66 x 3.15 max)

Double glazed window to rear aspect, feature fire surround with tiled inset, cornicing, ceiling rose, radiator, return door to hallway.

DINING ROOM

10'4" max x 10'3" (3.15 max x 3.12)

Double glazed window to side aspect, radiator, return door to hallway, doorway to;

KITCHEN

9'9" x 7'4" (2.97 x 2.24)

Double glazed window to rear aspect, part tiled walls, stainless steel inset one ½ bowl sink with stainless steel mixer tap over, range of modern base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, stainless steel and glass chimney style cooker hood, plumbing for washing machine, integrated dishwasher, tiled floor, door opening to rear garden.

FIRST FLOOR LANDING

Feature archway, trap hatch to loft space.

BEDROOM ONE

17'2" max x 14'5" max (5.23 max x 4.39 max)

Double glazed bay window to front aspect with further double glazed window to front aspect also, feature fire surround with inset grate and tiles, built in cupboard, cornicing, radiator, return door to landing.

BEDROOM TWO

11'11" x 10'0" max (3.63 x 3.05 max)

Double glazed window to rear aspect enjoying views over rooftops to the East Hill, feature fire surround with inset grate, built in cupboard, radiator, return door to landing.

BEDROOM THREE

11'7" max x 9'11" max (3.53 max x 3.02 max)

Double glazed bay window to rear aspect enjoying superb views over the rooftops to the East Hill and to the sea, feature fire surround with inset grate, radiator, return door to landing,

BATHROOM

Double glazed window to side aspect, tiled walls, white suite comprising panelled bath with mixer spray tap over, wash hand basin set into vanity unit beneath with stainless steel mixer tap over, heated towel rail/ radiator, tiled floor, return door to landing.

SEPARATE WC

Double glazed window to side aspect, tiled walls, low level wc, tiled floor, return door to landing.

FRONT GARDEN

Walled to front and side, paved.

REAR GARDEN

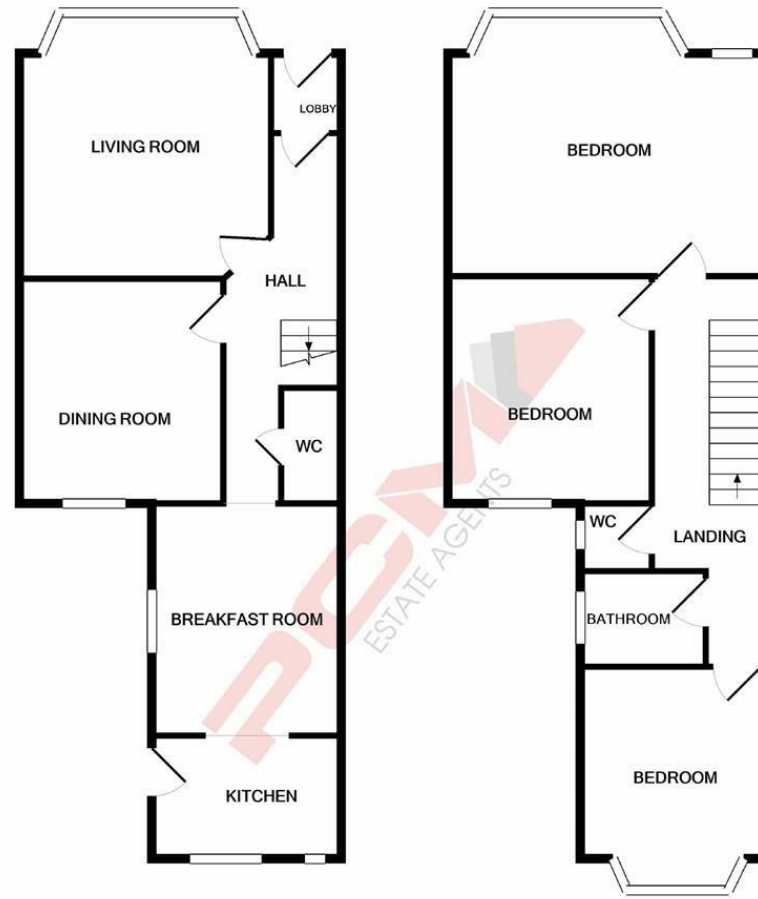
Arranged on terraced levels with various seating areas, raised planters with flowerbeds and shrubs, enclosed by a mixture of fencing and walling with rear access gate, outside tap and access to;

UNDER HOUSE STORAGE AREA

17'2" x 10'3" (5.23 x 3.12)

With light.





GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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