







PCM
ESTATE AGENTS

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Price £225,000

PCM Estate Agents welcome to the market this CHAIN FREE FOUR BEDROOM END-TERRACED HOUSE, positioned in this cul-de-sac, within the West Hill region of Hastings. The property has gas central heating, double glazing and well-proportioned accommodation.

The property is IN NEED OF REFURBISHMENT and has accommodation over two floors comprising a vestibule, entrance hall, DUAL ASPECT LOUNGE-DINER, kitchen, DOWNSTAIRS CLOAKROOM, upstairs landing, FOUR BEDROOMS and a bathroom.

Conveniently positioned within easy reach of Hastings Old Town and amenities including popular schooling establishments within the area.

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

DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE VESTIBULE
Enclosed, double glazed window to front aspect, part glazed door to:

ENTRANCE HALL
Staircase rising to upper floor accommodation, radiator, door to:

DUAL ASPECT LOUNGE-DINER
25' into bay x 14'6 max (7.62m into bay x 4.42m max)
Dual aspect with double glazed window with pattern glass to side aspect, double glazed bay window to front aspect, two radiators.

KITCHEN
20'2 x 9' narrowing to 6'9 (6.15m x 2.74m narrowing to 2.06m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with extractor over inset drainer-sink unit with mixer tap, wall mounted boiler, part tiled walls, ample space for breakfast table, radiator, down lights, double glazed window to rear aspect with views onto the garden, door providing access to the rea garden.

CLOAKROOM
Low level wc, wash hand basin, radiator, extractor fan.

FIRST FLOOR LANDING
Split level with loft hatch and access to:

BEDROOM
14'2 into bay x 13'3 (4.32m into bay x 4.04m)
Double glazed bay window to front aspect enjoying views over the East Hill and to the sea, radiator.

BEDROOM
10'5 x 9'8 (3.18m x 2.95m)
Double glazed window to side aspect, radiator.

BEDROOM
11'4 x 7'2 (3.45m x 2.18m)
Double glazed window to front aspect, radiator.

BEDROOM
10'7 x 7'8 (3.23m x 2.34m)
Double glazed window to side aspect, radiator.

BATHROOM
Bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, low level wc, part tiled walls, extractor for ventilation, down lights.

REAR GARDEN
Lawned with a decked patio, walled and fenced boundaries, gated side access, shed/ outbuilding.

Council Tax Band:



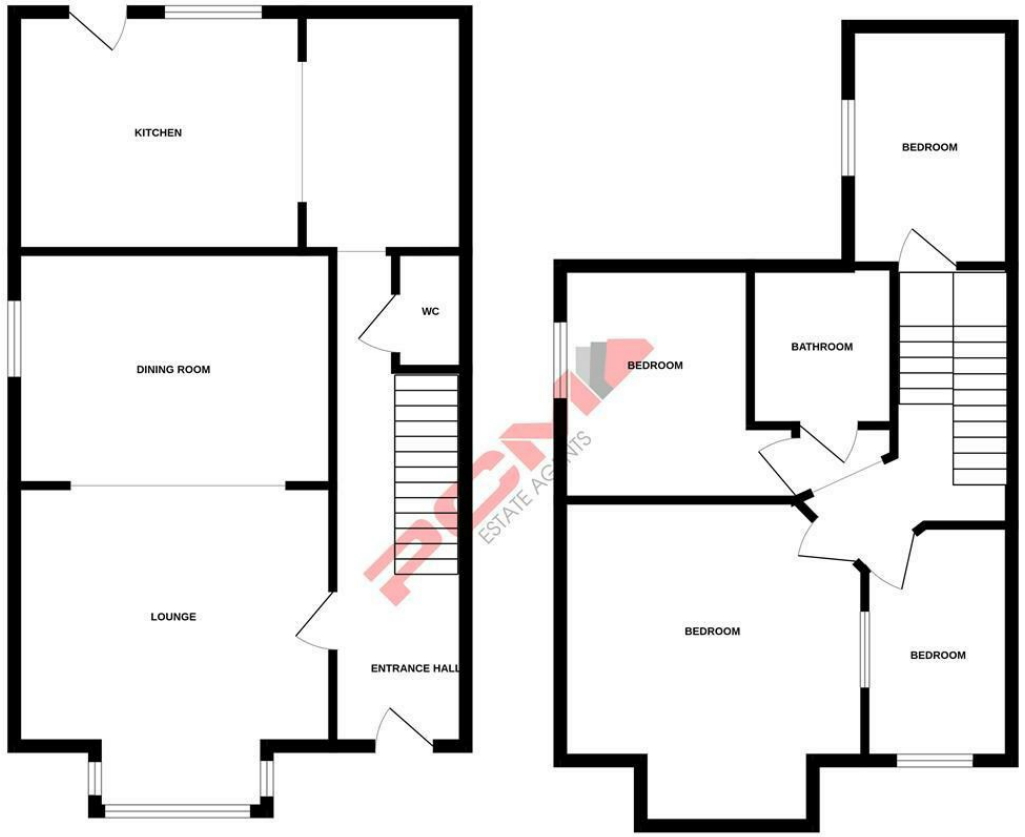




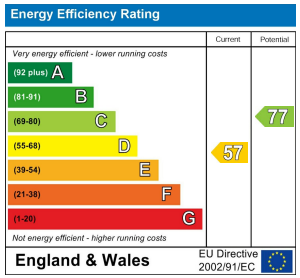


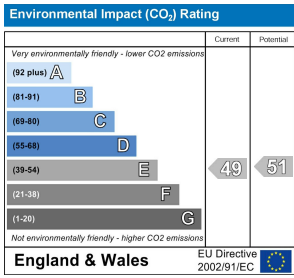
GROUND FLOOR

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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