



ESTATE AGENTS

121, St. Georges Road, Hastings, TN34 3NF

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Price £185,000

PCM Estate Agents welcome to the market this CHAIN FREE TWO BEDROOM OLDER STYLE HOUSE, REQUIRING MODERNISATION, located on this sought after road within Hastings within reach of a range of amenities.

The property has DOUBLE GLAZED WINDOWS, a LOVELY REAR GARDEN and has accommodation comprising entrance hall, BAY FRONTED LOUNGE, kitchen/diner, ground floor bathroom, upstairs landing and TWO DOUBLE BEDROOMS.

This property is considered ideal for those looking to put their own personality into a property, whilst improving its value. Call us now to arrange your appointment to view.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Staircase rising to upper floor accommodation, dado rail.

LIVING ROOM

12'4 into bay x 9'8 (3.76m into bay x 2.95m)

Tiled fireplace, television point, coved ceiling, high ceilings, double glazed bay window to front aspect.

KITCHEN/DINER

13' x 10'5 (3.96m x 3.18m)

Part tiled walls, tiled fireplace. ample space for dining table. Kitchen units are lower base with a range of cupboards and drawers, work surfaces over, inset drainer sink unit, understairs storage cupboard, double glazed window to front aspect. Door to:

REAR LOBBY

Double glazed door opening to garden, built in cupboard.

BATHROOM

Panelled bath, low level wc, wall mounted wash hand basin, electric radiator, extractor fan, double glazed opaque glass window to side aspect.

FIRST FLOOR LANDING

BEDROOM

13' x 10'8 (3.96m x 3.25m)

Fireplace, picture rail, double glazed window to front aspect, built in cupboard over the stairs.

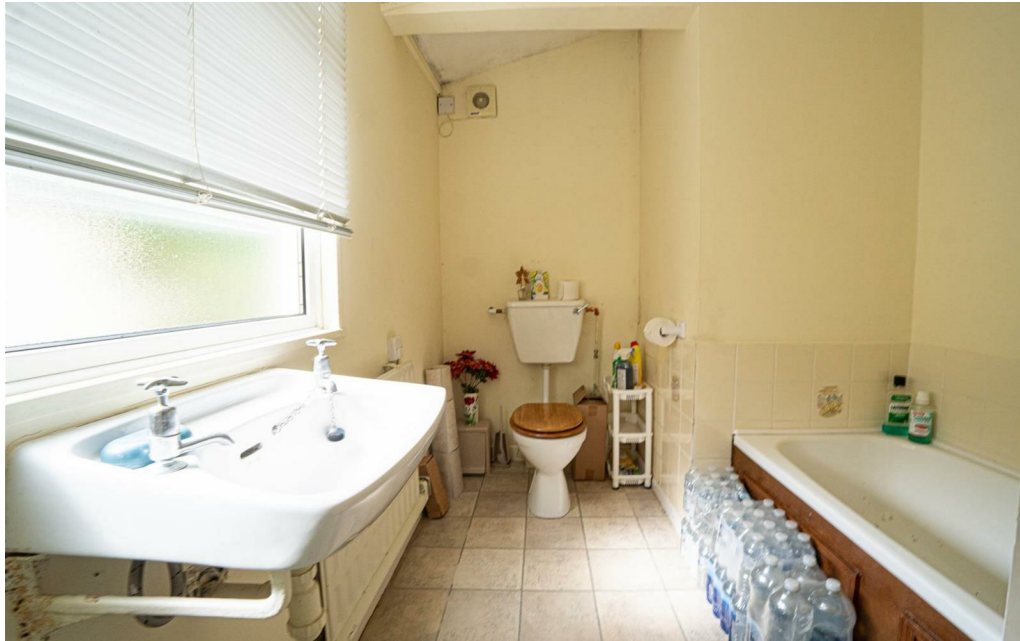
BEDROOM

12'6 x 10'3 (3.81m x 3.12m)

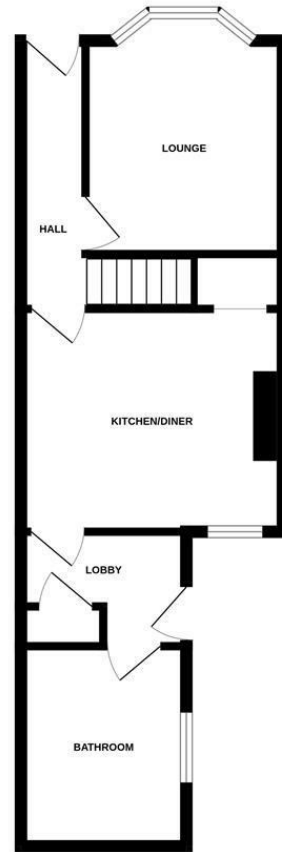
Double glazed window to rear aspect with views over the garden.

GARDEN

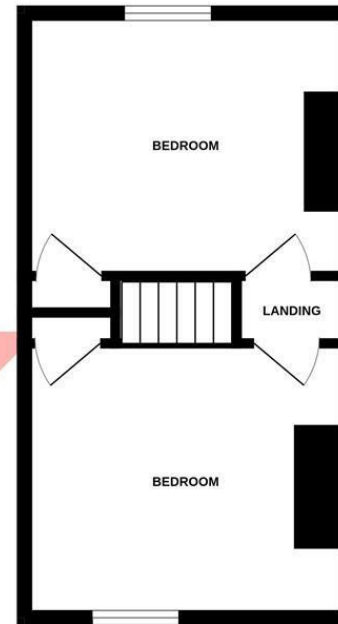
Patio abutting the property, fenced boundaries, area of lawn, established planting.



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.

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		