



ESTATE AGENTS

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Guide Price £260,000

****Guide Price £260,000 To £270,000****

Situated in the highly sought-after Silverhill location, this BEAUTIFULLY PRESENTED OLDER STYLE TWO BEDROOM MID TERRACED HOME offers an ideal blend of CHARACTER and MODERN LIVING.

The accommodation comprises a welcoming OPEN PLAN LOUNGE-DINER perfect for both relaxing and entertaining, alongside a NEWLY FITTED CONTEMPORARY KITCHEN. To the first floor are TWO WELL-PROPORTIONED BEDROOMS and bathroom complete the upper floor accommodation. Further benefits include gas central heating, double glazing and a LEVEL FAMILY FRIENDLY REAR GARDEN, providing an excellent outdoor space for children, entertaining or relaxation.

Conveniently located within easy reach of the picturesque Alexandra Park, local shopping facilities at Silverhill including ASDA Superstore, and excellent bus links to Hastings town centre, offering a comprehensive range of shopping, leisure facilities, mainline railway station, seafront, and promenade.

This CHARMING and well-presented CHARACTER HOME must be viewed to be fully appreciated.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Staircase rising to upper floor accommodation, radiator, wall mounted thermostat, opening into:

LOUNGE-DINER

22'8 x 13'4 (6.91m x 4.06m)

Fitted gas fire with marble effect plastered chimney breast, radiator, second feature fire surround with open fire and tiled hearth, under stairs storage cupboard with space for fridge freezer, double glazed window to front aspect and double glazed door opening to the rear garden, opening to:

KITCHEN

7'9 x 5'11 (2.36m x 1.80m)

Newly fitted base units, stainless steel inset sink, fitted dishwasher, electric four ring hob with electric oven below, fitted wooden wall units, double glazed window to side aspect.

FIRST FLOOR LANDING

Double glazed window to rear aspect, fitted cupboard with space and plumbing for washing machine, airing cupboard housing the wall mounted gas boiler, trap hatch to loft space, doors opening to:

BEDROOM

11'4 x 10'1 (3.45m x 3.07m)

Radiator, feature fire surround, double glazed window to front aspect.

BEDROOM

11'7 x 9'1 (3.53m x 2.77m)

Radiator, double glazed window to rear aspect.

BATHROOM

Part tiled walls, white suite comprising a panelled bath with mixer tap and shower attachment over, wash hand basin, low level wc, radiator.

OUTSIDE - FRONT

Walled to front and side, paved.

REAR GARDEN

Area of patio leading to a good sized section of lawn with a range of flowerbeds and shrubs, enclosed by fencing, rear access gate.

Council Tax Band: A





TOTAL FLOOR AREA: 975 sq.ft. (92.7 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floor plan, measurements of areas, volumes, heights and other facts are approximate and no responsibility is taken for any error, omission or misstatement. It is not intended to be used as a contract or as a basis for any purchase or other transaction. The services, systems and appliances shown have not been tested and no guarantee is to be made as to their condition or efficiency. See also EPC.



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	

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.