



ESTATE AGENTS

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Price £275,000

PCM Estate Agents are delighted to present to the market this well-presented THREE BEDROOM MID-TERRACED FAMILY HOME, situated in this highly sought-after Clive Vale region of Hastings, conveniently located close to local schooling and amenities within Ore Village, whilst also being within easy reach of Hastings Old Town and town centre.

Accommodation comprises an OPEN PLAN BAY FRONTED LOUNGE leading through to a SPACIOUS OPEN PLAN KITCHEN-DINING ROOM with double glazed doors leading directly on to the rear garden. To the first floor there are THREE BEDROOMS and a family bathroom. Benefits include modern comforts including gas fired central heating and double glazing.

Externally the property benefits from a REAR GARDEN featuring a DECKED AREA with steps leading down to a section of lawn. There is also access from the garden to a useful CELLAR beneath the property. To the front there is a concrete area which, subject to the necessary consents to lower the kerb, could be used for off road parking.

Viewing comes highly recommended to fully appreciate the accommodation and position on offer. Please contact the owners agents today to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE HALL

Double glazed window to front aspect, radiator, exposed wooden floorboards, staircase rising to upper floor accommodation with cupboard under stairs.

LOUNGE

12'5 max x 11'6 max (3.78m max x 3.51m max)

Exposed wooden floorboards, radiator, double glazed bay window to front aspect, opening to:

KITCHEN-DINING ROOM

16'1 max x 12'1 max (4.90m max x 3.68m max)

Newly fitted kitchen comprising a range of eye and base level units, freestanding electric oven with extractor above, inset one & ½ bowl stainless

steel sink with mixer tap, breakfast bar, space and plumbing for washing machine, space for freestanding fridge freezer, additional cupboard space with shelving, radiator, tiled flooring, double glazed patio doors opening onto the rear garden.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

13'4 max x 11' max (4.06m max x 3.35m max)

Radiator, double glazed bay window to front aspect.

BEDROOM

11'8 x 11'1 (3.56m x 3.38m)

Radiator, built in wardrobe with shelving, double glazed window to rear aspect.

BEDROOM

8'7 x 5'9 (2.62m x 1.75m)

Radiator, double glazed window to side aspect.

BATHROOM

P shaped panelled bath with mixer tap and electric shower, low level dual flush wc, wash hand basin with storage beneath, tiled walls, tiled flooring, frosted double glazed window to rear aspect.

FRONT GARDEN

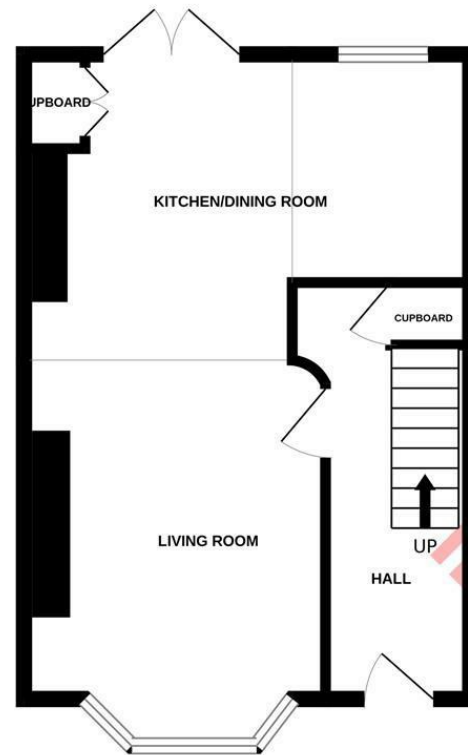
Concrete area that could be idea for parking, subject the necessary consents to lower the kerb.

REAR GARDEN

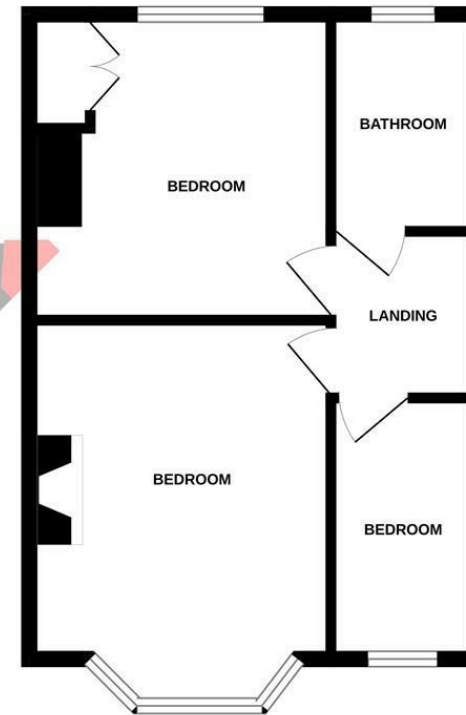
Area of decking with steps down to an area of lawn, with fenced boundaries and access to a cellar crawl space beneath the kitchen-dining room.



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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