



13, Berlin Road, Hastings, TN35 5LH

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Price £325,000

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE OLDER STYLE THREE BEDROOM MID-TERRACED HOME, offering well-appointed accommodation arranged over two floors.

Accommodation comprises an entrance hall, DUAL ASPECT BAY FRONTED LOUNGE-DINING ROOM with FRENCH DOORS leading to the garden, MODERN KITCHEN with some INTEGRATED APPLIANCES, upstairs landing, THREE BEDROOMS, a LOVELY BATHROOM with stand alone ROLLTOP BATHTUB, separate walk-in shower and a SEPARATE WC. The property has gas central heating, double glazing and a PRIVATE REAR GARDEN.

Conveniently positioned in the sought-after region of Clive Vale, close to popular schooling establishments and nearby amenities. Please contact the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

VESTIBULE

Wood flooring, cornicing, opening to:

ENTRANCE HALL

Radiator, wood flooring, stairs rising to upper floor accommodation, under stairs storage cupboard, consumer unit for the electrics, door opening to the dual aspect lounge-diner.

LOUNGE

16'6 into bay x 12'5 (5.03m into bay x 3.78m)

High ceiling, ceiling rose, cornicing, radiator, telephone point, television point, stone fireplace with inset gas living flame fire, open plan to:

DINING ROOM

12'4 x 11' (3.76m x 3.35m)

Radiator, cornicing, ceiling rose, double glazed French doors to the garden.

KITCHEN

13'2 x 9'9 (4.01m x 2.97m)

Built with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, four ring gas hob with oven below and fitted cooker hood over, inset resin drainer-sink with mixer tap, wall mounted cupboard concealed boiler, integrated dishwasher, space for tall fridge freezer,

wood flooring. double glazed window to rear aspect with views onto the garden, double glazed window and door to side aspect providing views and access to the garden.

FIRST FLOOR LANDING

Radiator, loft hatch, airing cupboard housing immersion heater, doors to:

BEDROOM

16'3 x 10'4 (4.95m x 3.15m)

High ceiling, radiator, double glazed bay window to front aspect with views over Clive Vale and including views of the sea.

BEDROOM

12'9 x 10'5 (3.89m x 3.18m)

Radiator, high ceiling with cornicing, double glazed window to rear aspect.

BEDROOM

10'6 x 10'3 (3.20m x 3.12m)

Radiator, high ceiling with cornicing, double glazed window to rear aspect.

BATHROOM

Roll top stand alone Victorian bathtub, separate walk-in shower enclosure with electric shower, vanity enclosed wash hand basin with mixer tap, heated towel rail, part tiled walls, tile effect vinyl flooring, extractor for ventilation, double glazed window with pattern glass to front aspect.

SEPARATE WC

Dual flush low level wc, pedestal wash hand basin, double glazed window with obscured glass to side aspect.

REAR GARDEN

Good sized with fenced boundaries, in need of cultivation and having patio area.

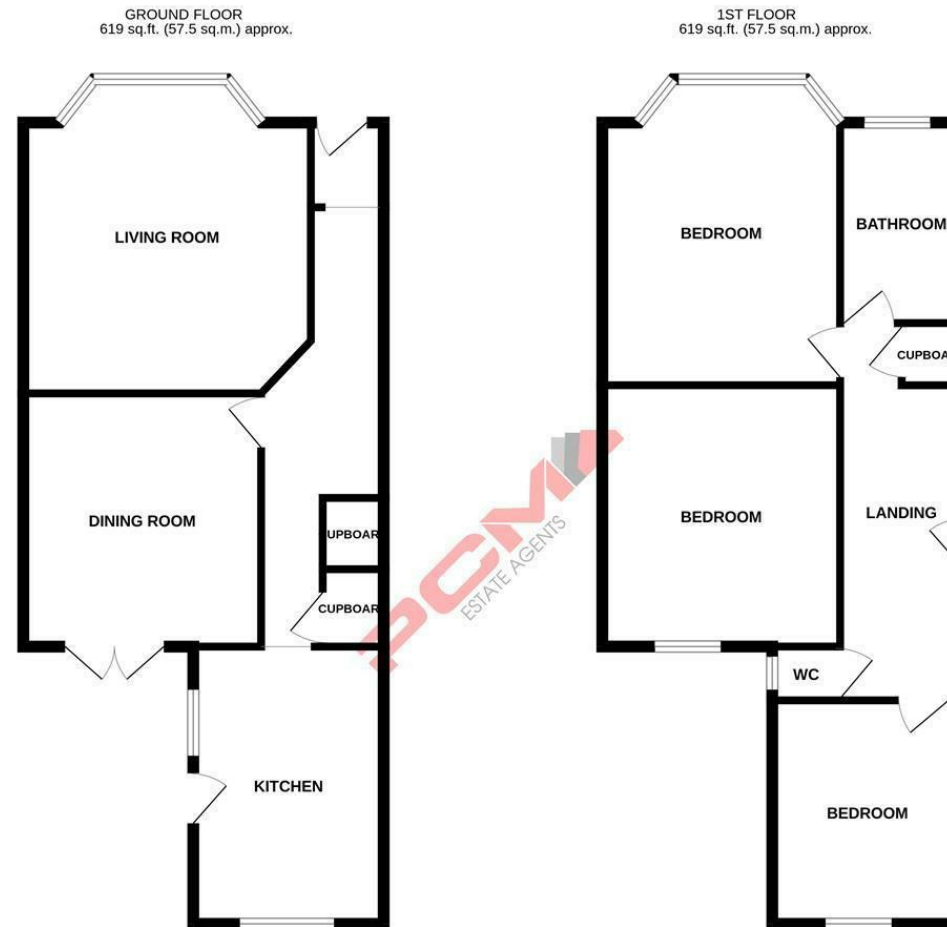
OUTSIDE - FRONT

Set back from the road with path and steps up to the front door, lawned front garden and walled boundaries.

NOTE

All services/appliances have not, and will not be tested.





TOTAL FLOOR AREA: 1237 sq.ft. (114.9 sq.m.) approx.

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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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.