



ESTATE AGENTS

**35, Hughenden Road, Hastings, TN34 3TG**

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**Price £210,000**

**\*\* INVESTMENT OPPORTUNITY - TENANT IN SITU \*\***

PCM Estate Agents are delighted to present to the market an opportunity to acquire this ATTRACTIVE OLDER STYLE FOUR BEDROOM VICTORIAN TERRACED HOUSE conveniently positioned on this sought-after street within Hastings. Located within easy reach of a number of amenities including Alexandra Park and popular schooling establishments.

The house is arranged over THREE STOREYS comprising a lower floor BAY FRONTED LOUNGE, OPEN PLAN TO 13FT KITCHEN, in addition to a bathroom. The ground floor benefits from TWO BEDROOMS and a SEPARATE WC, whilst to the first floor there TWO FURTHER BEDROOMS.

Call the owners agents now to book your viewing and avoid disappointment.

**PRIVATE FRONT DOOR**

Leading to lobby with further door to:

**HALLWAY**

Radiator, stairs to upper and lower floor accomodation, doors leading to:

**BEDROOM**

14'1" into bay x 12' max

Double glazed bay window, double radiator.

**BEDROOM**

13'1" x 9'1"

Storage cupboard, radiator, double glazed window to rear aspect overlooking the garden and having views over Hastings.

**WC**

5' x 2'

Low level wc.

**LOWER FLOOR HALL**

With door to front providing a second entrance o the property, radiator.

**LOUNGE**

14'1" into bay x 12'

Double glazed bay window to front aspect, double radiator, open plan to:

**KITCHEN**

13' x 9'

Double glazed door providing access to the garden, space and plumbing for washing machine, space for tumble dryer, fridge freezer and cooker, wall mounted boiler.

**BATHROOM**

5' x 5'

Bath with shower over, wash hand basin, wc, extractor fan, frosted double glazed window to rear aspect.

**FIRST FLOOR LANDING**

Doors to:

**BEDROOM**

13'1" x 9'1"

Double glazed window to rear having views over the town, radiator.

**BEDROOM**

16' x 13'

Two double glazed windows to front aspect.

**REAR GARDEN**

Decked area with steps down to an area of lawn, enclosed fenced boundaries.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of actual dimensions shown on the floor plans do not constitute any representation or warranty of any kind by PCM Estate Agents. The purchaser is advised to verify the accuracy of the information provided and to consult a professional surveyor if necessary.

Energy Efficiency Rating	
Current	Potential
72	88
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
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.

Council Tax Band: B