



ESTATE AGENTS

**141, Emmanuel Road, Hastings, TN34 3LE**

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**Guide Price £265,000**

**\*\* GUIDE PRICE £265,000 - £280,000 \*\***

PCM Estate Agents are delighted to present to the market an opportunity to acquire this THREE STOREY FOUR BEDROOM HOUSE, conveniently positioned on this sought-after road within the West Hill region of Hastings. The property is IN NEED OF SOME MODERNISATION but offers potential for the new owner to make their own.

Accommodation is arranged over three floors comprising a lower floor with BEDROOM and bathroom, ground floor with LOUNGE and KITCHEN, whilst to the first floor there are THREE BEDROOMS. Externally the property benefits from a BALCONY and a PRIVATE REAR GARDEN that are in need of work/cultivation.

Positioned within easy reach of Hastings historic Old Town, popular schooling establishments within the area and amenities. Viewing comes highly recommended, please call the owners agents now to book your appointment.

#### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Opening into:

#### **PORCH**

Window to side aspect, further wooden partially glazed door opening into:

#### **ENTRANCE HALL**

Stairs to upper and lower floor accommodation, leading to:

#### **LIVING ROOM**

13'7 x 13'5 (4.14m x 4.09m)

High ceilings with cornicing, dado rail, wood laminate flooring, brick fireplace, television point, wooden framed sash window to front aspect.

#### **KITCHEN**

11'8 x 9'7 (3.56m x 2.92m)

Tiled flooring, partially wood panelled walls, fitted with a range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset drainer-sink unit, space and plumbing for dishwasher, space for under counter fridge freezer, wall mounted boiler, double glazed window to rear aspect with lovely townscape views.

#### **BALCONY**

Wooden balustrade.

#### **FIRST FLOOR LANDING**

Half landing with wooden framed single glazed window to rear aspect with pleasant townscape views, main landing with loft hatch providing access to loft space, additional built in storage.

#### **BEDROOM**

11'3 x 11'1 (3.43m x 3.38m)

Wood laminate flooring, built in storage, wooden framed sash window to front aspect.

#### **BEDROOM**

11'2 x 10'2 (3.40m x 3.10m )

Wood laminate flooring, built in storage, wooden framed single glazed window to rear aspect with pleasant townscape views.

#### **BEDROOM**

7'5 x 5'5 (2.26m x 1.65m)

Single glazed wooden framed window to front aspect.

#### **LOWER FLOOR HALL**

Door to front providing access to street, rear door providing access to garden. Further doors to:

#### **BEDROOM**

13'7 x 13'5 (4.14m x 4.09m)

Built in storage, wooden framed single glazed sash bay window to front aspect.

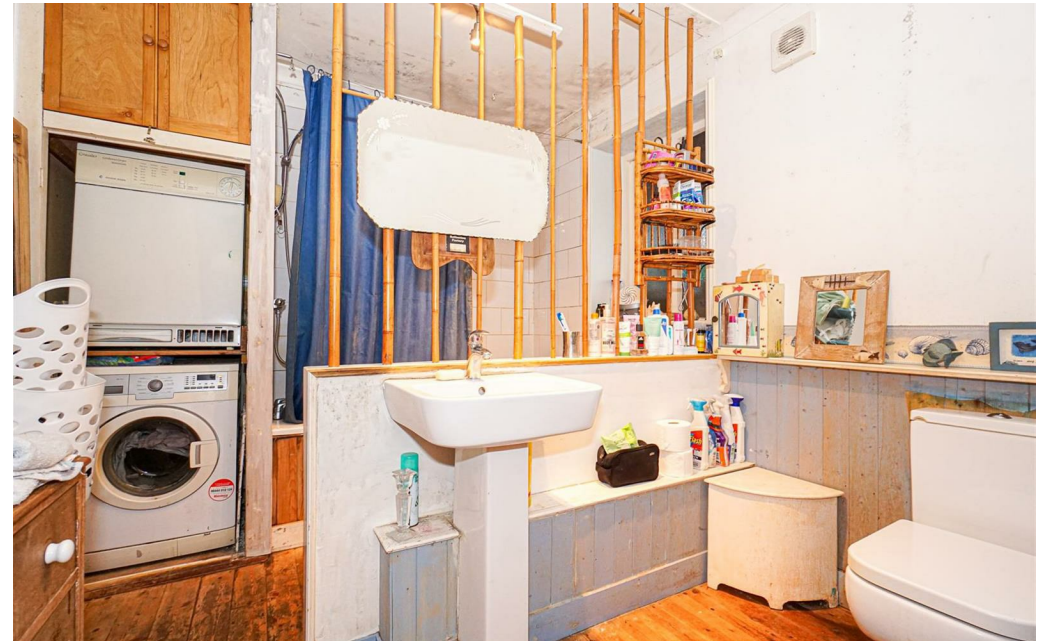
#### **BATHROOM/ UTILITY**

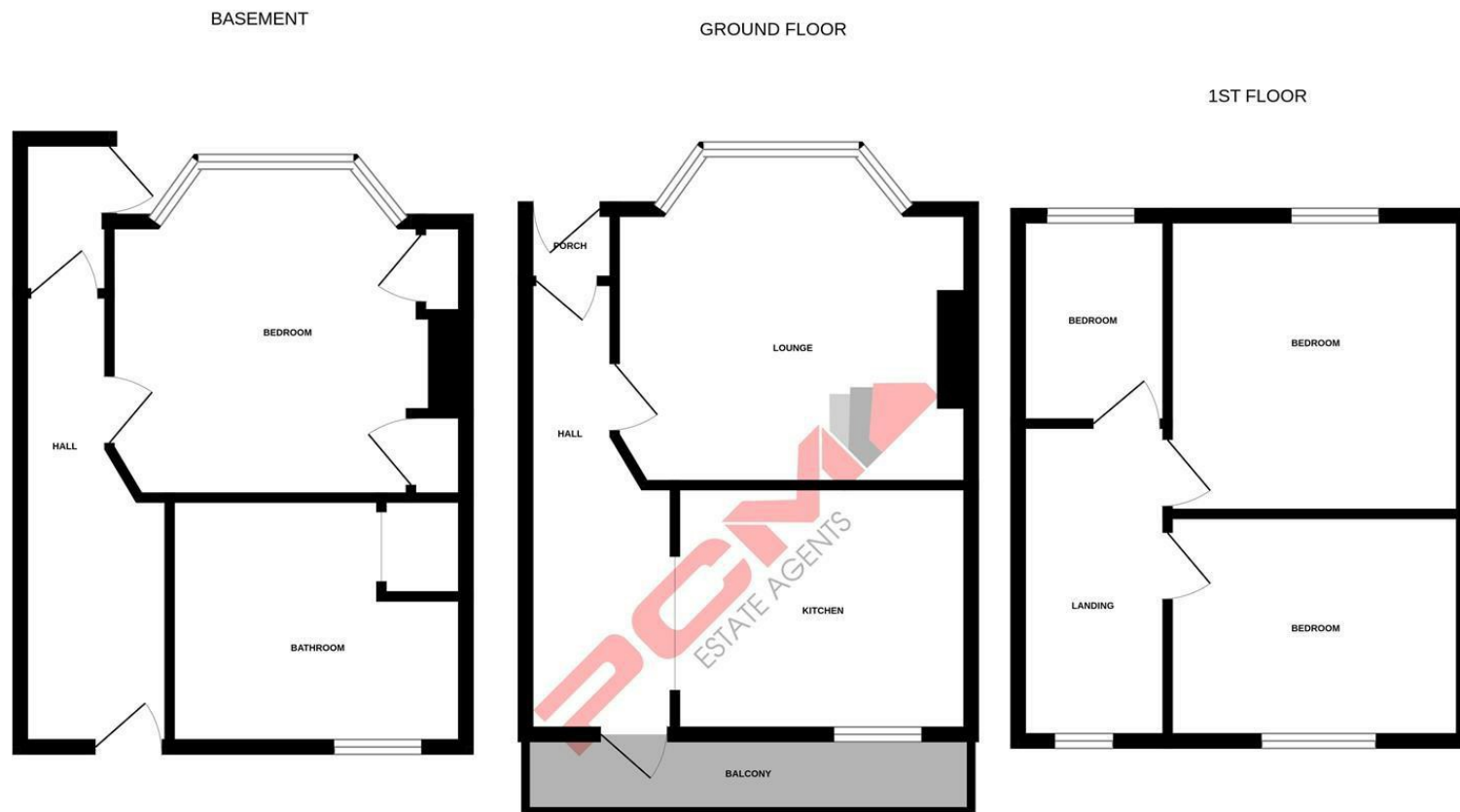
Panelled bath with shower over, low level wc, wall mounted wash hand basin, utility cupboard, space and plumbing for washing machine and tumble dryer, extractor fan for ventilation, window with obscured glass to rear aspect.

#### **REAR GARDEN**

Enclosed and in need of cultivation, walled and fenced boundaries, townscape views.

Council Tax Band: B





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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |