



ESTATE AGENTS

**23, Calvert Road, Hastings, TN34 3NG**

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**Price £240,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE TWO BEDROOM, TWO RECEPTION ROOM, MID TERRACED HOUSE, IN NEED OF MODERNISATION.

Accommodation comprises an entrance porch, TWO GOOD SIZED RECEPTION ROOMS, galley kitchen, first floor landing, TWO DOUBLE BEDROOMS and a bathroom. Externally the property benefits from a COURTYARD GARDEN to the rear. Further benefits include double glazing, gas central heating and FEATURE FIREPLACES in some of the rooms.

Conveniently positioned on this sought-after road, within easy reach of amenities. Viewing comes highly recommended, please call the owners agents now to avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

With frosted insert leading to:

#### **PORCH**

3'8 x 4'5 (1.12m x 1.35m)

Wooden door with glass inserts leading to:

#### **HALLWAY**

18'5 x 5' max (5.61m x 1.52m max )

Carpeted, radiator, under stairs storage, stained glass window to front aspect, Hive thermostat, doors to:

#### **LIVING ROOM**

12'7 x 10'2 (3.84m x 3.10m)

Carpeted, radiator, tiled feature fireplace, skirting boards, three double glazed windows.

#### **DINING ROOM**

12'1 max x 10'2 max (3.68m max x 3.10m max )

Carpeted, feature fireplace with wooden surround and tiled hearth, radiator, skirting surround, double glazed window.

#### **KITCHEN**

12'8 x 6'7 max (3.86m x 2.01m max )

Fitted with a range of eye and base level cupboards and drawers, electric oven

with four ring gas hob and extractor fan over, inset sink, space for fridge freezer, space and plumbing for washing machine, strip lighting, skirting surround, radiator, vinyl flooring, double glazed window to side aspect and double glazed door leading to the courtyard garden, further door to a store.

#### **FIRST FLOOR LANDING**

12'6 max x 5' max (3.81m max x 1.52m max )

Carpeted, Velux window, loft hatch, doors to:

#### **BEDROOM**

16' max x 10'6 max (4.88m max x 3.20m max )

Carpeted, skirting surround, two radiators, large double glazed window to front aspect.

#### **BEDROOM**

11'9 max x 9'9 max (3.58m max x 2.97m max )

Carpeted, skirting surround, radiator, cupboard, double glazed window to rear aspect.

#### **BATHROOM**

9'9 max x 6'8 max (2.97m max x 2.03m max )

Bath with shower attachment and tiled surround, pedestal wash hand basin, wc, cupboard housing the boiler, extractor fan, vinyl flooring, skirting surround, radiator, frosted double glazed window.

#### **COURTYARD**

Concrete area providing space for table and chairs, fenced boundaries

Council Tax Band: B



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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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) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
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) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	