PCM
ESTATE AGENTS

140, Mount Pleasant Road, Hastings, TN34 3SN

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Price £244,950

PCM Estate Agents are delighted to present to the market a RECENTLY REFURBISHED OLDER STYLE THREE BEDROOM TERRACED HOUSE offering modern comforts including gas fired central heating and double glazing. Conveniently positioned within a sought-after region of Hastings, close to popular schooling establishments, nearby Alexandra Park and other amenities. The property also has a driveway to the rear providing OFF ROAD PARKING .

The well-presented and well-proportioned accomodation is arranged over two floors comprising a LOUNGE-DINER, modern NEWLY FITTED KITCHEN, NEWLY FITTED BATHROOM SUITE, utility area, upstairs landing and THREE BEDROOMS.

Viewing comes high recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE HALL
Double glazed window to side aspect, tiled flooring, further wooden partially glazed door opening to:

LIVING ROOM
15'6 into bay x 12'9 (4.72m into bay x 3.89m)
Wood laminate flooring, radiator, fireplace, stairs rising to upper floor accommodation.

KITCHEN
12'8 x 9'9 (3.86m x 2.97m)
Wood laminate flooring, radiator, part tiled walls, double glazed door to rear aspect leading to the courtyard garden. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below and extractor over, inset resin drainer-sink with mixer tap, space for tall fridge freezer.

DOWNSTAIRS BATHROOM
Panelled bath with mixer tap and shower attachment, glass shower screen, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, wall mounted mirror, tiled walls, wood laminate flooring, ladder style heated towel rail, double glazed window with pattern glass to side providing privacy, wooden door to:

UTILITY ROOM
Space and plumbing for washing machine, part tiled walls, wall mounted boiler, two double glazed windows with pattern glass to rear aspect for privacy.

LANDING
Loft hatch providing access to loft space.

BEDROOM
12'9 x 9'8 (3.89m x 2.95m)
Coving to ceiling, radiator, two double glazed windows to front aspect.

BEDROOM
9'7 x 9'2 (2.92m x 2.79m)
Coving to ceiling, radiator, large built in cupboard, double glazed window to rear apect.

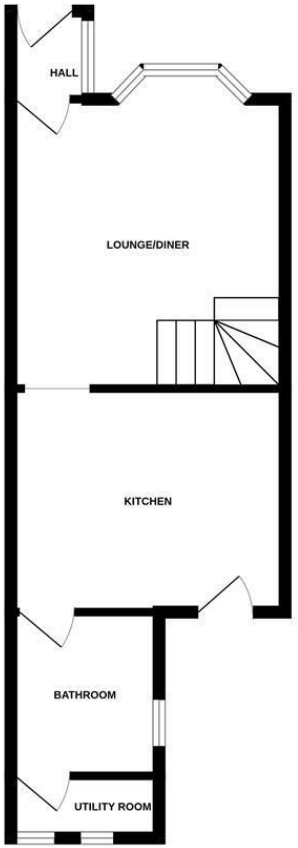
BEDROOM
7'7 x 6'1 (2.31m x 1.85m)
Radiator, coving to ceiling, double glazed window to side aspect.

COURTYARD STYLE GARDEN
Low maintenance, walled boundaries, gated rear access to:

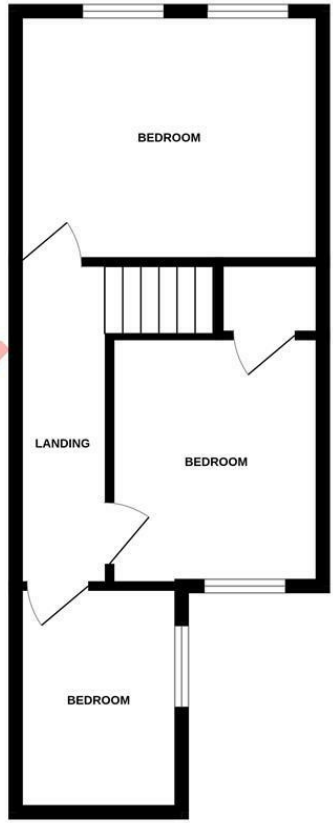
DRIVEWAY
Concrete hard-standing providing off road parking.

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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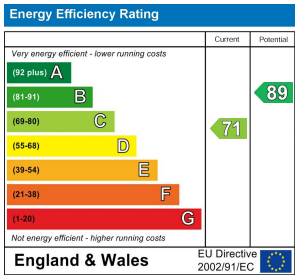

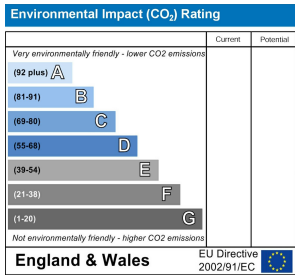

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.