PCM
ESTATE AGENTS

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Price £270,000

Situated in the highly sought-after Silverhill location, this BEAUTIFULLY PRESENTED OLDER STYLE TWO BEDROOM MID TERRACED HOME offers an ideal blend of CHARACTER and MODERN LIVING.

The accommodation comprises a welcoming OPEN PLAN LOUNGE-DINER perfect for both relaxing and entertaining, alongside a NEWLY FITTED CONTEMPORARY KITCHEN. To the first floor are TWO WELL-PROPORTIONED BEDROOMS and bathroom complete the upper floor accommodation. Further benefits include gas central heating, double glazing and a LEVEL FAMILY FRIENDLY REAR GARDEN, providing an excellent outdoor space for children, entertaining or relaxation.

Conveniently located within easy reach of the picturesque Alexandra Park, local shopping facilities at Silverhill including ASDA Superstore, and excellent bus links to Hastings town centre, offering a comprehensive range of shopping, leisure facilities, mainline railway station, seafront, and promenade.

This CHARMING and well-presented CHARACTER HOME must be viewed to be fully appreciated.

DOUBLE GLAZED FRONT DOOR
Leading to:

ENTRANCE HALL
Staircase rising to upper floor accommodation, radiator, wall mounted thermostat, opening into:

LOUNGE-DINER
22'8 x 13'4 (6.91m x 4.06m)
Fitted gas fire with marble effect plastered chimney breast, radiator, second feature fire surround with open fire and tiled hearth, under stairs storage cupboard with space for fridge freezer, double glazed window to front aspect and double glazed door opening to the rear garden, opening to:

KITCHEN
7'9 x 5'11 (2.36m x 1.80m)
Newly fitted base units, stainless steel inset sink, fitted dishwasher, electric four ring hob with electric oven below, fitted wooden wall units, double glazed window to side aspect.

FIRST FLOOR LANDING
Double glazed window to rear aspect, fitted cupboard with space and plumbing for washing machine, airing cupboard housing the wall mounted gas boiler, trap hatch to loft space, doors opening to:

BEDROOM
11'4 x 10'1 (3.45m x 3.07m)
Radiator, feature fire surround, double glazed window to front aspect.

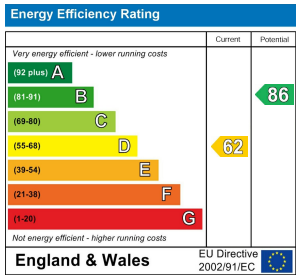
BEDROOM
11'7 x 9'1 (3.53m x 2.77m)
Radiator, double glazed window to rear aspect.

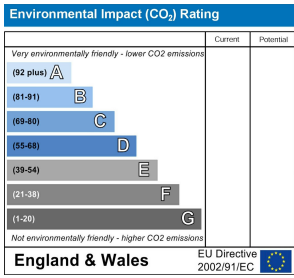
BATHROOM
Part tiled walls, white suite comprising a panelled bath with mixer tap and shower attachment over, wash hand basin, low level wc, radiator.

OUTSIDE - FRONT
Walled to front and side, paved.

REAR GARDEN
Area of patio leading to a good sized section of lawn with a range of flowerbeds and shrubs, enclosed by fencing, rear access gate.

Council Tax Band: A





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