



22, Offa Road, Hastings, TN35 5HR

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Price £235,000

PCM Estate Agents are delighted to offer for sale this THREE BEDROOM END OF TERRACED HOUSE, located within a quiet and sought-after road in the popular Ore Village area of Hastings. REQUIRING SOME MODERNISATION, this property represents an excellent opportunity for buyers seeking a home to improve or a rewarding refurbishment project. Offered to the market CHAIN FREE.

The spacious accommodation comprises an entrance hallway, LOUNGE-DINING ROOM, kitchen, lean-to providing access to the rear garden, first floor landing, THREE BEDROOMS and a family bathroom. Externally, the property benefits from a PRIVATE REAR GARDEN enjoying a sunny aspect, making it ideal for outdoor relaxation and entertaining.

Situated close to local amenities, transport links, and schools. please call now to arrange your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Ample space for coat and shoe storage, under stairs storage cupboard, wall mounted thermostat, radiator, door opening to:

LOUNGE-DINER

22'4 max into bay x 10'5 (6.81m max into bay x 3.18m)

Dual aspect with double glazed bay window to front aspect and single glazed window opening to the lean to, radiators, open shelf storage, opening onto:

KITCHEN

In need of modernisation but comprising a range of eye and base level units, space and plumbing for washing machine, space and plumbing for dishwasher, space for cooker, inset stainless steel sink with mixer tap, wall mounted boiler, door opening to:

LEAN TO

Single glazed windows to side aspect with steps down leading to a personal door providing access to the garden.

FIRST FLOOR LANDING

Radiator, over stairs storage cupboard with shelving, loft hatch.

BEDROOM

10'5 x 9'6 (3.18m x 2.90m)

Radiator, double glazed window to front aspect providing views towards Beachy Head.

BEDROOM

11'1 x 9'6 (3.38m x 2.90m)

Radiator, double glazed window to rear aspect providing views over the garden and surrounding rooftops.

BEDROOM

6'8 x 6' (2.03m x 1.83m)

Radiator, double glazed window to rear aspect providing pleasant views over the garden and over rooftops.

BATHROOM

Panelled bath with mixer tap and shower attachment over, low level dual flush wc, wash hand basin with mixer tap and storage beneath, vanity mirror, radiator, frosted double glazed window to front aspect.

OUTSIDE - FRONT

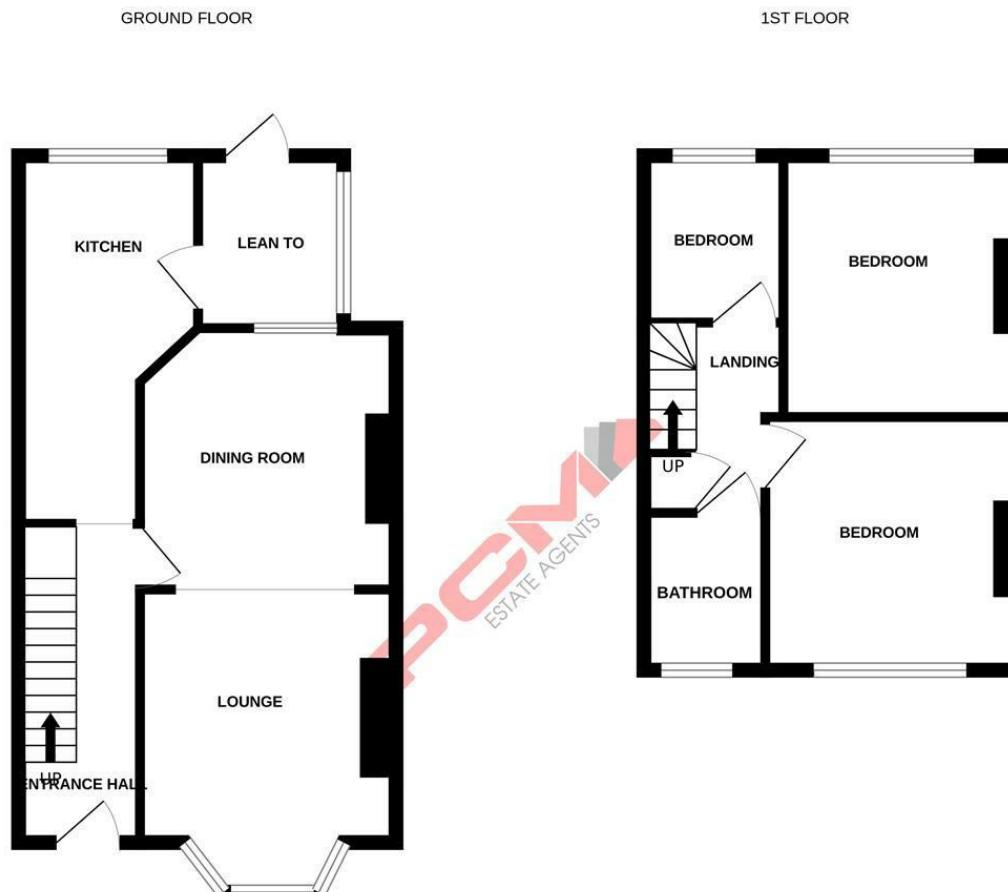
In need of cultivation but mainly laid to lawn, providing ample space for raised beds and growing fruit and vegetables.

REAR GARDEN

Mainly laid to lawn, with a range of mature trees and shrubs, fenced boundaries, side access to the front of the property.

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

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