



ESTATE AGENTS

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**Price £325,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this TWO DOUBLE BEDROOM DETACHED HOUSE, positioned on the West Hill with sea views and convenient access to the West Hill itself and Hastings Old Town.

Offering accommodation arranged over two floors comprising an entrance hall, BAY FRONTED LOUNGE with OPEN FIRE, separate DINING ROOM, kitchen and a ground floor bathroom, whilst upstairs there are TWO DOUBLE BEDROOMS either side of the landing. The property has gas central heating and double glazing. VIEWS can be enjoyed from the lounge but also from the front facing bedroom via the bay window. There is an ENCLOSED LOW-MAINTENANCE GARDEN and a GARDEN STUDIO. The property is IN NEED OF SOME MODERNISATION but does present well to the market.

Please call the owners agents now to book your viewing.

### **COMPOSITE FRONT DOOR**

Opening into:

### **L SHAPED ENTRANCE HALL**

Sash window to side aspect, wood flooring, stairs rising to upper floor accommodation, wall mounted thermostat control for gas fired central heating, doors providing access to:

### **DOWNSTAIRS WC**

Low level wc, wash hand basin with tiled splashback, double glazed window with opaque glass to rear aspect for privacy.

### **LOUNGE**

13'8 x 12'8 into bay (4.17m x 3.86m into bay )  
Wood flooring, radiator, fireplace with open fire, television point, double glazed bay window to front aspect having views over the West Hill and to the sea beyond.

### **SEPARATE DINING ROOM**

14'2 x 8'7 (4.32m x 2.62m )  
Radiator, under stairs storage cupboard, coving to ceiling, double glazed window to rear aspect with views onto the garden, doorway leading to:

### **KITCHEN**

11'8 x 6'9 (3.56m x 2.06m)  
Part tiled walls, tiled flooring, fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, four ring gas hob with oven below, inset drainer-sink unit, wall mounted boiler, space and plumbing for washing machine and tall fridge freezer, double glazed window and door to side aspect providing access and outlook onto the garden.

### **BATHROOM**

Panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin with mixer tap, part tiled walls, tiled flooring, heated towel rail, double glazed window to side aspect.

### **FIRST FLOOR LANDING**

Doors to:

### **BEDROOM**

13'9 x 12'7 (4.19m x 3.84m)  
Radiator, double glazed bay window to front aspect enjoying views over the West Hill and out to sea.

### **BEDROOM**

13'7 x 8'3 (4.14m x 2.51m)  
Measurement excludes recess. Loft hatch providing access to loft space, radiator, exposed wooden floorboards, double glazed window to rear aspect.

### **REAR GARDEN**

Low-maintenance and laid with a stone patio, raised planted borders with a mature Fig Tree, potting shed, outside water tap, garden studio and a side gate. Providing ample outdoor space to eat al-fresco or enjoy a quiet moment.

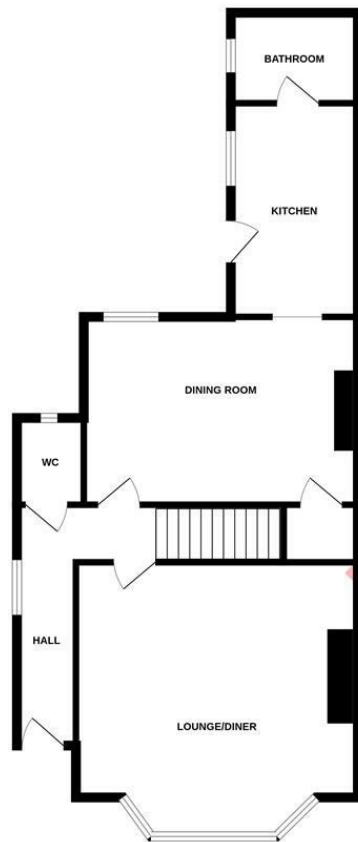
### **GARDEN STUDIO**

8'6 x 9'5 (2.59m x 2.87m)  
Currently utilised as a utility/ workshop, access to running water, power and light, double glazed door and window.

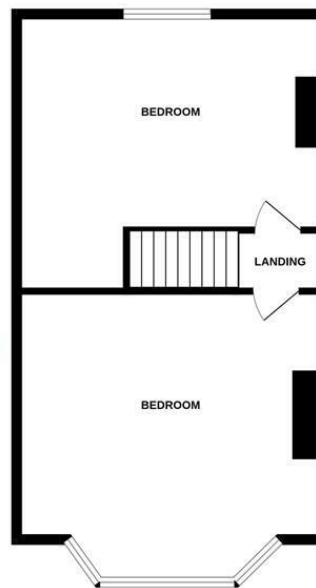
Council Tax Band: C



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) <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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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