







PCM
ESTATE AGENTS

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Price £300,000

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE, THREE STOREY, FOUR BEDROOM VICTORIAN TERRACED HOUSE, located within the Queens Quarter of Hastings, just short stroll from a vast range of amenities within the area including Hastings town centre and seafront.

Accommodation is arranged over three floors comprising a vestibule onto entrance hall, BAY FRONTED LOUNGE, separate DINING ROOM and kitchen, first floor landing with TWO LARGE DOUBLE BEDROOMS, bathroom, SHOWER ROOM and a SEPARATE WC, whilst to the second floor are TWO FURTHER DOUBLE BEDROOMS. The property has gas central heating, double glazing and has been partially updated with floor coverings throughout and decorated.

The property also has the benefit of a COURTYARD STYLE GARDEN offering a LOW-MAINTENANCE outdoor space.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR
Opening to:

VESTIBULE
Door to:

ENTRANCE HALL
Stairs rising to the first floor, under stairs storage cupboard, doors to:

BAY FRONTED LOUNGE
14'7 into bay x 10'7 (4.45m into bay x 3.23m)
Double radiator, double glazed bay window to front aspect.

DINING ROOM
12' x 10' (3.66m x 3.05m)
Radiator, double glazed window to rear aspect.

KITCHEN
16'4 x 9'4 (4.98m x 2.84m)
Wall mounted boiler, inset sink with mixer tap, space for gas cooker, space and plumbing for washing machine, space for tall fridge freezer, door to the courtyard garden.

FIRST FLOOR LANDING
Split level landing with stairs rising to the second floor, doors to:

BEDROOM
16'3 x 14'9 into bay (4.95m x 4.50m into bay)
Double radiator, picture rail, fireplace, double glazed window and further double glazed bay window to front aspect.

BEDROOM
11'8 x 10'3 (3.56m x 3.12m)
Double radiator, high ceilings, double glazed window to rear aspect.

SHOWER ROOM
Corner shower enclosure with waterfall style shower head and handheld shower attachment, low level wc, pedestal wash hand basin, radiator, panelled walls and tiled to shower enclosure, double glazed window to side aspect.

BATHROOM
Panelled bath with mixer tap, pedestal wash hand basin, tiled walls, double glazed window with obscured glass to side aspect.

SEPARATE WC
Dual flush low level wc, part tiled walls, double glazed window with pattern glass to side aspect.

SECOND FLOOR LANDING
Double glazed window to rear aspect from the half-landing, main landing providing loft hatch and doors to:

BEDROOM
16'3 x 14'9 into bay (4.95m x 4.50m into bay)
Double glazed bay window to front aspect, further double glazed window to front aspect, fireplace, double radiator.

BEDROOM
11'8 x 10'3 (3.56m x 3.12m)
Double radiator, fireplace, double glazed window to rear aspect.

COURTYARD GARDEN
Small courtyard area, space for bistro style table and chairs.

Council Tax Band: B

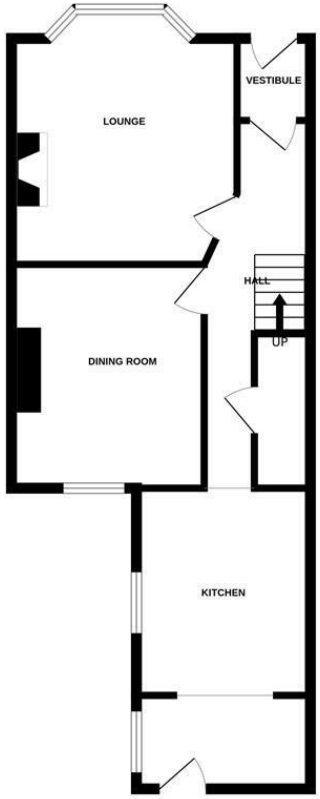




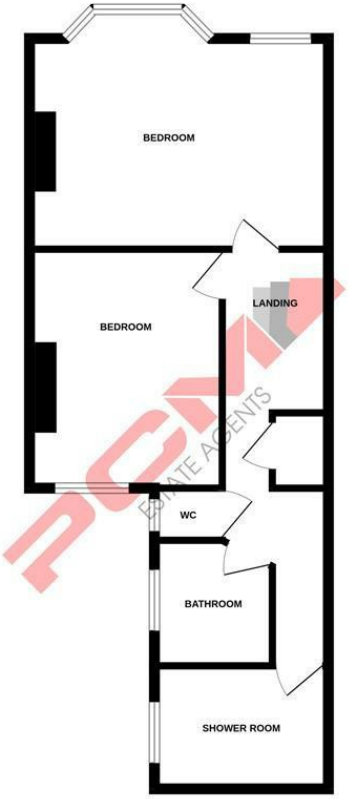




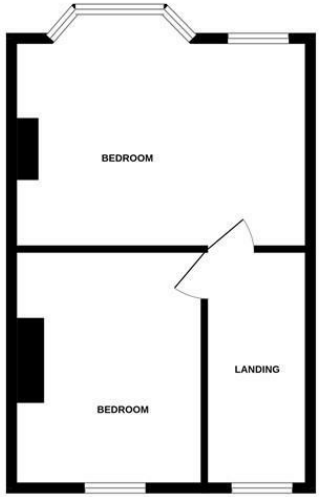
GROUND FLOOR



1ST FLOOR

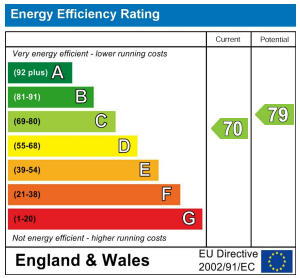


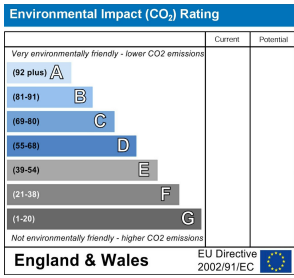
2ND FLOOR



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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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