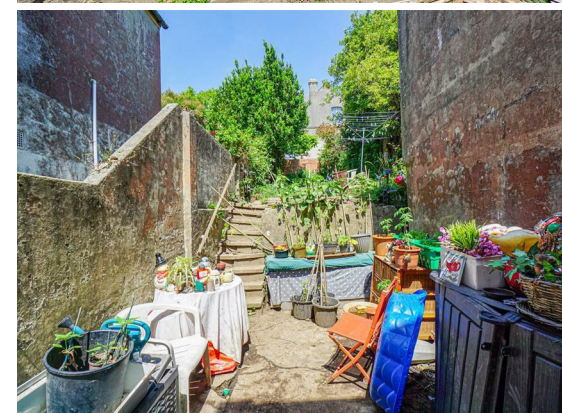
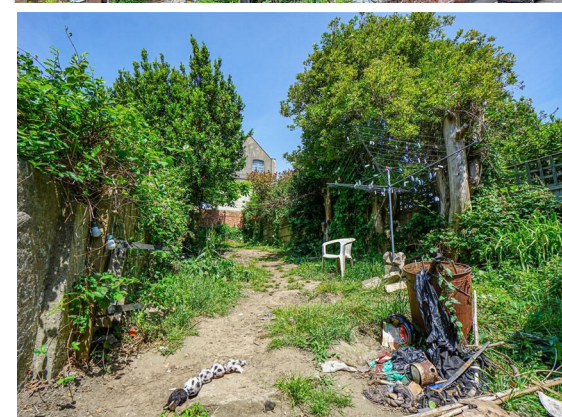




161, Harold Road, Hastings, TN35 5NQ

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Guide Price £250,000

PCM Estate Agents welcome to the market an opportunity to acquire this three-bedroom end-terraced family home, situated in the popular CLIVE VALE location and within easy reach of the historic Hastings OLD TOWN. The property is In need of modernisation and offers fantastic scope for improvement.

Accommodation comprises an entrance hall, 14ft BAY FRONTED LOUNGE, separate DINING ROOM, kitchen, first floor landing, bathroom and THREE BEDROOMS; two of which are good sized doubles, with the master benefitting from VIEWS over nearby rooftops, towards Hastings Country Park and a sea glimpse. Externally the property benefits from an area of patio leading to a RELATIVELY LEVEL REAR GARDEN, which is in need of some cultivation, however offers potential for outdoor dining and entertaining.

Situated within easy access to local schooling, amenities, Hastings Old Town, Country Park and bus routes providing access to Hastings town centre.

To fully appreciate the potential that this FAMILY HOME has to offer, please contact the owners agents now to book your appointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE PORCH

Space for coats, door opening to:

ENTRANCE HALL

Electric consumer unit, electric meters, radiator, stairs rising to the first floor, under stairs storage cupboard, door to:

LOUNGE

14' into bay x 12'1 (4.27m into bay x 3.68m)

Radiator, fireplace with tiled surround, double glazed window to front aspect, door opening to:

DINING ROOM

11'4 x 10' (3.45m x 3.05m)

Radiator, fireplace with tiled surround and hearth, double glazed window to rear aspect.

KITCHEN

14'7 x 8'8 (4.45m x 2.64m)

In need of modernisation but comprising a range of eye and base level units, space for freestanding gas cooker, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, inset sink with mixer tap. wall mounted gas boiler, dual aspect with double glazed windows to the rear and side aspect, door opening to the rear garden.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

16'2 x 11'9 (4.93m x 3.58m)

Radiator, built in wardrobe, double glazed window to front aspect and further double glazed bay window to front aspect providing a sea glimpse and also beautiful views over surround rooftops and Hastings Country Park.

BEDROOM

10'8 x 10' (3.25m x 3.05m)

Radiator, single glazed window to rear aspect.

BEDROOM

11'5 max narrowing to 8' x 8'8 (3.48m max narrowing to 2.44m x 2.64m)

Radiator, double glazed sash style window to rear aspect.

BATHROOM

Panelled bath, low level dual flush wc, wash hand basin, radiator, part tiled walls, borrowed light window, frosted single glazed window to side aspect.

REAR GARDEN

Courtyard style garden with side access gate leading to the front of the property, steps rising to an area of lawn, being mainly level with fenced and walled boundaries. The garden is in need of cultivation and offers plenty of potential for outdoor dining, entertaining and enjoying those summer evenings.

OUTSIDE - FRONT

Steps rise from street level to the front door, area of lawn.



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) 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		
England & Wales		
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		