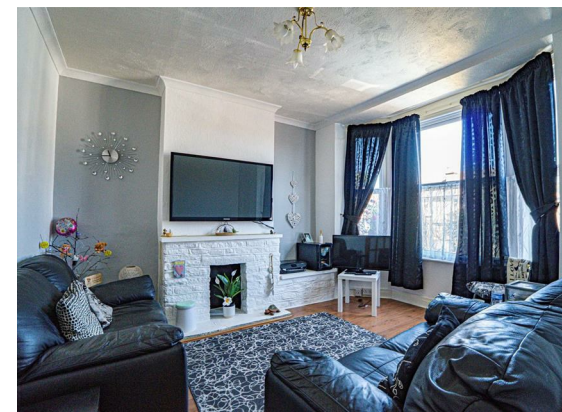




109, Athelstan Road, Hastings, TN35 5JF

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

Price £295,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this OLDER STYLE BAY FRONTED TWO BEDROOM TERRACED HOUSE, conveniently positioned on a sought-after road within Clive Vale. The property also benefits from OFF ROAD PARKING to the front and a LOVELY EXPANSIVE REAR GARDEN.

The property offers well-appointed accommodation, but could be improved/ offers an opportunity for the next owner to put their own personality into. There is PLEASANT OUTLOOK from the front of the property with views across Clive Vale and to the East Hill. Accommodation comprises a vestibule, entrance hall, BAY FRONTED LOUNGE, separate DINING ROOM, kitchen, upstairs landing, TWO BEDROOMS and a bathroom. Other modern comforts include gas fired central heating and double glazing.

Located within easy reach of the Old Town and popular schooling establishments, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

VESTIBULE

Wall mounted consumer unit for the electrics, partially wood panelled walls, dado rail, wooden framed partially glazed door to:

ENTRANCE HALL

Wood flooring, radiator, stairs rising to upper floor accommodation, doors to:

LIVING ROOM

13'4 into bay x 10'9 (4.06m into bay x 3.28m)

Wood flooring, radiator, fireplace, television point, double glazed bay window to front aspect.

DINING ROOM

14'4 x 10'6 (4.37m x 3.20m)

Wood flooring, under stairs storage cupboard, radiator, wall mounted boiler, double glazed door to rear aspect opening to the garden, doorway leading to:

KITCHEN

10'8 x 6'8 (3.25m x 2.03m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset drainer-sink unit with mixer tap, space and plumbing for washing machine and dishwasher, space for further under counter appliance, tiled flooring, part tiled walls, radiator, down lights, two double glazed windows to side aspect.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

14'4 x 10'9 (4.37m x 3.28m)

Wood flooring, over stairs cupboard, radiator, two double glazed windows to front aspect having lovely views over Clive Vale and toward the East Hill.

BEDROOM

10'7 x 8'2 (3.23m x 2.49m)

Wood flooring, radiator, cupboard over the stairs, coving to ceiling, double glazed window to rear aspect with views onto the garden.

BATHROOM

Panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, part tiled walls, heated towel rail, coving to ceiling, double glazed patter glass window to rear aspect.

OUTSIDE - FRONT

The property occupies a slightly elevated position set back from the road, with steps up to the front door, there is a driveway providing off road parking for one vehicle.

REAR GARDEN

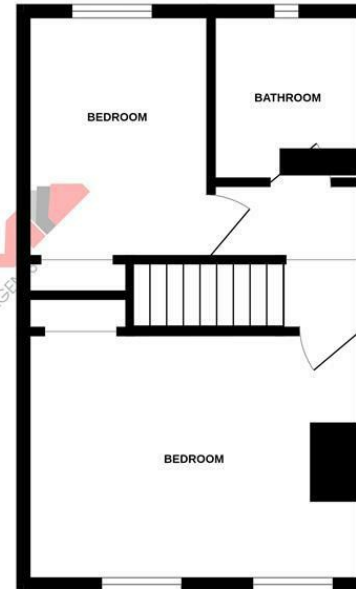
Expansive and family friendly with potential for off road parking to the rear, there is a right of way for neighbouring properties and the garden is laid to lawn with seating areas, planting and enjoying plenty of sunshine throughout the day.



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.
Made with Metropix 5.0205

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		