



ESTATE AGENTS

**50, Middle Road, Hastings, TN35 5DL**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £199,950**

PCM welcome to the market this REFURBISHED ONE BEDROOM OLDER STYLE END TERRACED HOUSE, conveniently positioned close to local amenities in Ore Village and within easy reach of Hastings Country Park. Offered to the market CHAIN FREE.

This CHARMING HOME offers modern comforts throughout, including NEWLY FITTED ELECTRIC HEATING, double-glazed windows, and a NEWLY FITTED KITCHEN & SHOWER ROOM. The accommodation comprises an OPEN PLAN LIVING SPACE, a spacious DOUBLE BEDROOM, and a CONTEMPORARY SHOWER ROOM. Externally the property benefits from a PRIVATE REAR GARDEN with patio area and will be seeded.

Externally, the property benefits from front and rear courtyard-style gardens. Viewing is highly recommended.

### **DOUBLE GLAZED FRONT DOOR**

Opening into:

### **PORCH**

Double glazed window to side aspect, down lights, further door to:

### **OPEN PLAN RECEPTION-KITCHEN**

18'5 x 10'2 (5.61m x 3.10m)

Dual aspect with double glazed window to front and single door to the rear with views and access onto the courtyard style garden, wood laminate flooring, down lights, wall mounted electric radiator. Newly fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, worksurfaces, inset drainer-sink unit with mixer tap, Lamona electric hob with extractor over and electric fan assisted oven below, space and plumbing for washing machine, space for tall fridge freezer, under stairs recessed area, consumer unit for the electric set beneath the under stairs recess, extractor fan for ventilation. Stairs rising to:

### **BEDROOM**

18'5 narrowing to 14'2 max x 10'1 (5.61m narrowing to 4.32m max x 3.07m)

Inset down lights, loft hatch providing access to a loft space housing the storage tank, wall mounted electric radiator, double glazed window to front aspect, door to:

### **SHOWER ROOM**

Large walk in shower enclosure with marble effect aquabording, chrome heated towel rail, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, down lights, extractor fan, double glazed obscured glass window to rear aspect.

### **OUTSIDE - FRONT**

Pathway leading to front door, bin storage and fenced boundaries.

### **REAR GARDEN**

Sandstone patio abutting the property, area that will be grass seeded, fenced boundaries, rear gated access.

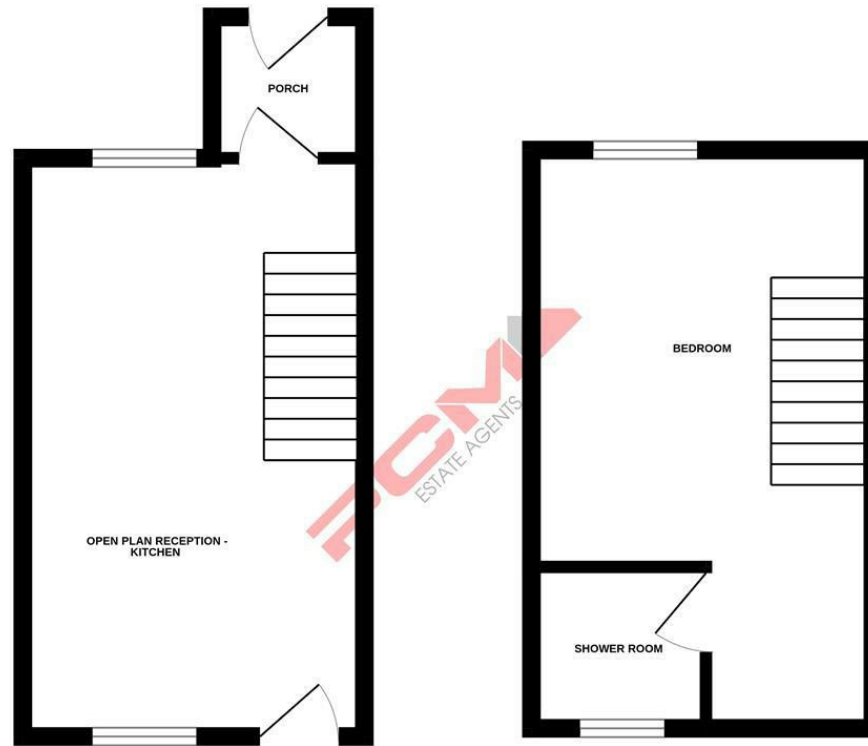
### **AGENTS NOTE**

Under the Estate Agency Act 1979 we hereby advise that one of the owners of this property is related to a member of staff at PCM Estate Agents.



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		