



ESTATE AGENTS

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Guide Price £200,000

**** GUIDE PRICE £200,000 TO £210,000 ****

PCM Estate Agents are delighted to offer to the market this beautifully presented TWO BEDROOMED MID TERRACED HOUSE with PRIVATE FRONT GARDEN and OFF ROAD PARKING.

This is an IDEAL FAMILY HOME offered to the market CHAIN FREE and offers well-presented accommodation over two floors comprising a lounge, MODERN KITCHEN-BREAKFAST ROOM, UTILITY ROOM and a DOWNSTAIRS SHOWER ROOM, whilst to the first floor there are TWO BEDROOMS with the master bedroom enjoying PLEASANT SEA VIEWS to the front aspect. Externally the property boasts a PRIVATE FRONT GARDEN ideal for seating and entertaining.

Located off of the main road, within the popular Ore Village region of Hastings, within easy reach of a range of local schooling facilities and Also Superstore.

Please call PCM Estate Agents now to arrange your viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

LOUNGE

10'8 x 9'1 (3.25m x 2.77m)

Double glazed window to front aspect, wall mounted thermostat control, radiator, open plan to:

KITCHEN-BREAKFAST ROOM

10'8 x 7'3 (3.25m x 2.21m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, integrated fridge, stainless steel inset sink with mixer tap, stairs rising to first floor accommodation, under stairs study area, door to:

UTILITY ROOM

Rear door, wall mounted gas fired boiler, space and plumbing for washing machine, door to:

SHOWER ROOM

Modern suite comprising a walk in shower with shower screen, dual flush wc, chrome ladder style radiator, wash hand basin with tiled splashback, double glazed obscured window to rear aspect.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

10'7 max x 9'2 max (3.23m max x 2.79m max)

Double glazed window to front aspect enjoying far reaching views towards the sea and Beachy Head, radiator.

BEDROOM

8' x 7'1 (2.44m x 2.16m)

Double glazed window to rear aspect, radiator.

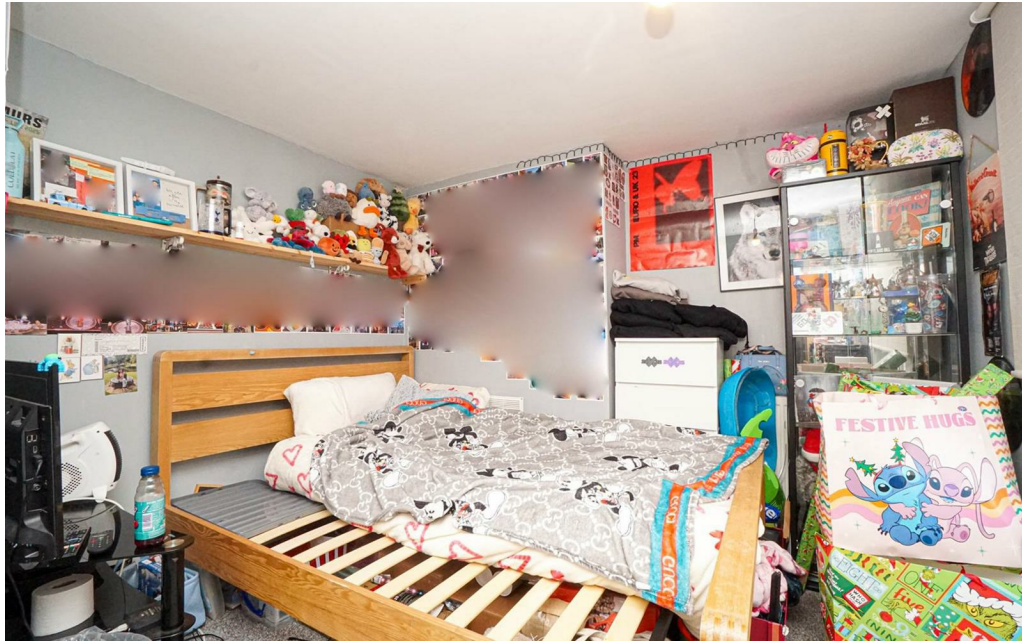
GARDEN

To the front of the property is a well-presented garden which enjoys a southerly aspect, mainly paved and considered ideal for seating and entertaining. There is also a driveway providing off road parking.

OUTSIDE REAR

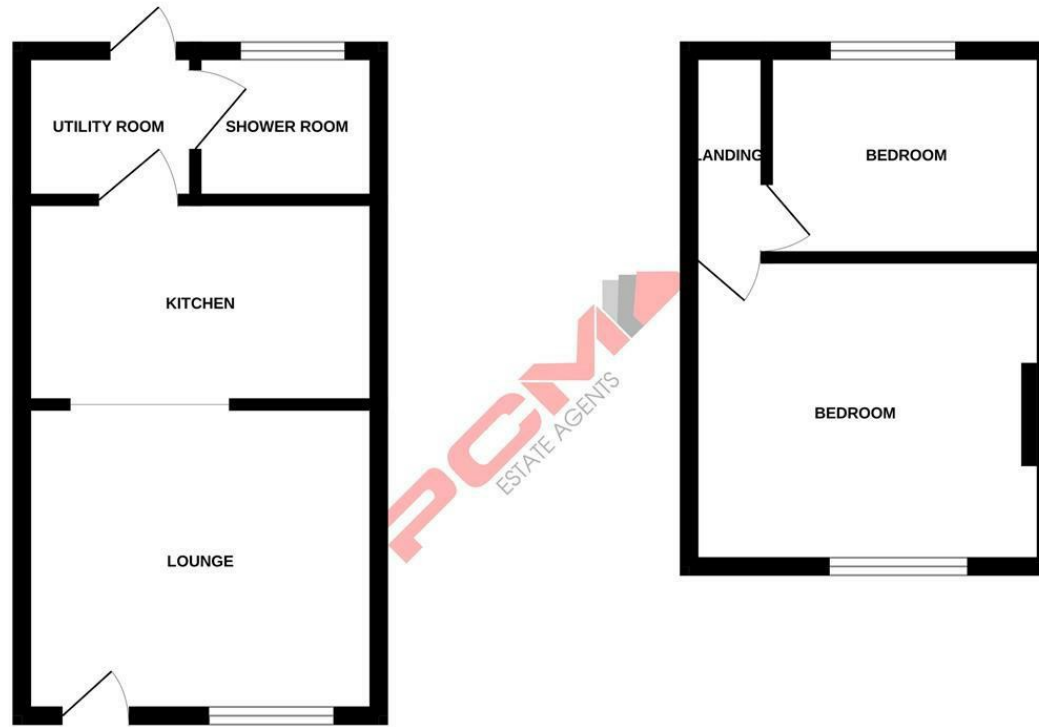
To the rear of the property is a pathway across the terraces.

Council Tax Band: A



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			94
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	