



ESTATE AGENTS

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Price £200,000

PCM Estate Agents are delighted to offer for sale an opportunity to secure this OLDER STYLE TWO BEDROOM MID-TERRACED HOUSE, IN NEED OF MODERNISATION THROUGHOUT and offered to the market CHAIN FREE.

Situated in this highly sought-after CLIVE VALE location, the property is ideally positioned within easy reach of Hastings Country Park and Hastings' historic Old Town, whilst also conveniently located for local schools, amenities and regular bus routes giving access to Hastings town centre with its comprehensive range of shopping, sporting and recreational facilities, mainline railway station, seafront and promenade.

Although requiring updating and cosmetic improvement throughout, the property offers excellent scope for refurbishment and enhancement, making it an ideal opportunity for buyers. The accommodation offers well-proportioned living space and benefits from gas central heating, double glazing, kitchen, bathroom and enclosed gardens to the rear enjoying a good degree of privacy, but in need of cultivation.

Early viewing is highly recommended to fully appreciate the potential and convenient position of this characterful home. Call now to book your viewing and avoid disappointment

DOUBLE GLAZED FRONT DOOR

Opening to:

LIVING ROOM

13'8 x 12'8 (4.17m x 3.86m)

Fireplace, radiator, door to dining room and further door to inner hall, double glazed bay window to front aspect.

DINING ROOM

17'7 x 8'2 (5.36m x 2.49m)

Fireplace, radiator, double glazed window to rear aspect with views onto the garden, open plan to:

KITCHEN

8'7 x 6' (2.62m x 1.83m)

Fitted with a matching range of eye and base level cupboards and drawers with

worksurfaces over, gas hob with oven below, inset drainer-sink unit, wall mounted boiler, space and plumbing for washing machine, double glazed window to rear aspect and door providing access to the garden.

INNER HALLWAY

Stairs rising to upper floor accommodation, door to:

DOWNSTAIRS BATHROOM

Pedestal wash hand basin, low level wc, panelled bath, extractor for ventilation.

FIRST FLOOR LANDING

Providing access to:

BEDROOM

13' x 11'6 (3.96m x 3.51m)

Fireplace, radiator, double glazed window to front aspect.

BEDROOM

13'7 x 8'6 (4.14m x 2.59m)

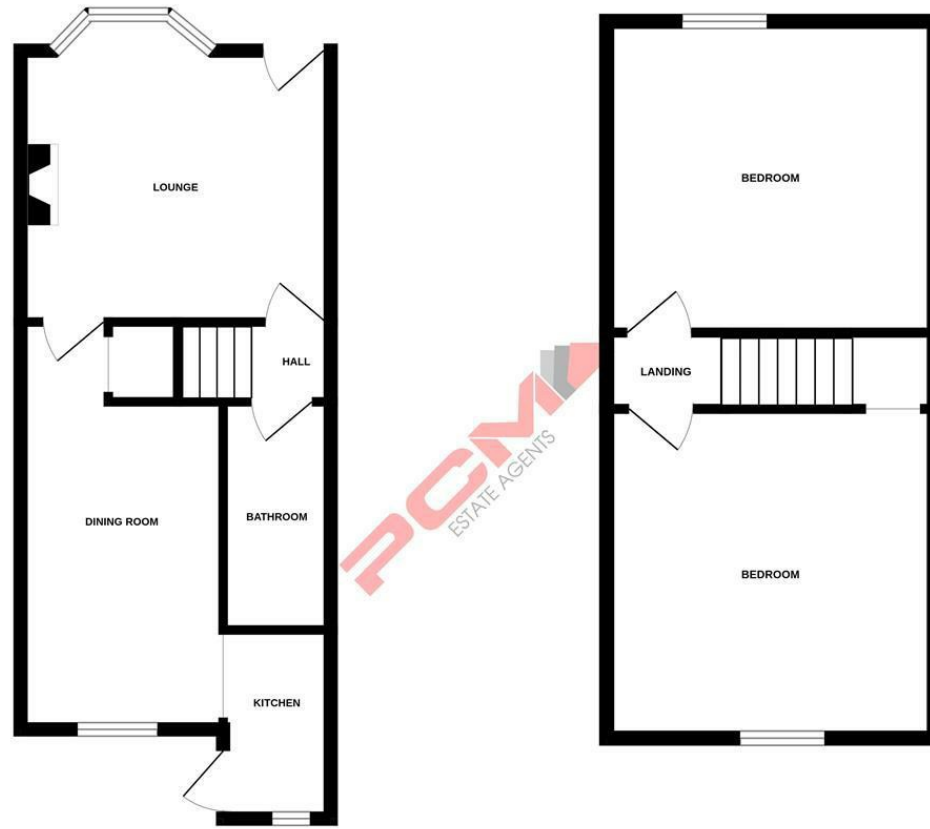
Fireplace, radiator, cupboard over stairs, double glazed window to rear aspect.

REAR GARDEN

In need of cultivation with a decked patio and an area of lawn.

Council Tax Band: A





TOTAL FLOOR AREA: 741 sq.ft. (68.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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	

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.