



ESTATE AGENTS

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Price £325,000

PCM Estate Agents are delighted to present to the market an exciting opportunity to acquire this SEMI-DETACHED THREE BEDROOM CHALET STYLE PROPERTY occupying an ELEVATED POSITION on this incredible sought-after road in lower CLIVE VALE.

Occupying an elevated position set back from the road with a PLEASANT OUTLOOK, a LOVELY SIZED GARDEN and modern comforts including gas fired central heating and double glazing. Accommodation is arranged over two floors comprising a porch leading to entrance hall, GOOD SIZED LIVING ROOM with a PLEASANT OUTLOOK, separate DINING ROOM, kitchen, GROUND FLOOR BEDROOM and a ground floor bathroom, whilst to the first floor there are TWO FURTHER BEDROOMS and a SHOWER ROOM. To the rear of the property there is a sympathetically TERRACED REAR GARDEN offering ample outdoor space to eat al-fresco or entertain. To the front there are steps up to the front door and a landscaped front garden.

Situated within easy reach of Hastings historic Old Town, popular schooling establishments and Hastings Country Park.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED SLIDING PATIO DOORS

Opening to:

ENTRANCE PORCH

Tiled floor, interior light, part glazed front door to:

ENTRANCE HALL

Radiator, laminate flooring, central heating thermostat.

LOUNGE

17'0" x 9'11" (max) (5.18 x 3.02 (max))

Double glazed window to front aspect enjoying views up to the east hill, tiled feature fire surround with tiled hearth, radiator, part glazed return door to hallway.

KITCHEN

12'1" x 8'10" (3.68 x 2.69)

Double glazed window to rear aspect, part tiled walls, stainless steel inset 1 ½ bowl sink, range of base units comprising of cupboards and drawers set beneath working surfaces, matching wall units over, plumbing for washing machine,

cooker hood, cooker point, plumbing for dishwasher, pantry cupboard housing wall mount gas boiler, tiled floor, double glazed door opening to rear garden.

DINING ROOM

12'6" (max) x 9'11" (3.81 (max) x 3.02)

Double glazed window to rear aspect, radiator, laminate flooring, staircase rising to upper floor accommodation.

BEDROOM

13'2" x 7'11" (4.01 x 2.41)

Double glazed window to front aspect, laminate flooring, radiator.

BATHROOM

Double glazed window to side aspect, part tiled wall, corner panelled bath with over bath shower, pedestal basin, low level wc, radiator, airing cupboard with hot water cylinder and emersion heater.

FIRST FLOOR LANDING

Walk in storage room with velux window to rear aspect and radiator.

BEDROOM

13'8" (max) x 9'11" (max) (4.17 (max) x 3.02 (max))

Double glazed window to front aspect with views up to the east hill, radiator, built in cupboard.

BEDROOM

11'4" (max) x 7'11" plus recess (3.45 (max) x 2.41 plus recess)

Sloping ceiling, velux window to front aspect, double glazed window to side aspect, radiator.

SHOWER ROOM

Double glazed window to side aspect, tiled shower cubicle, wash hand basin with tiled splash back set into vanity unit beneath, low level wc.

FRONT GARDEN

Arranged on terraced levels, mature trees and shrubs.

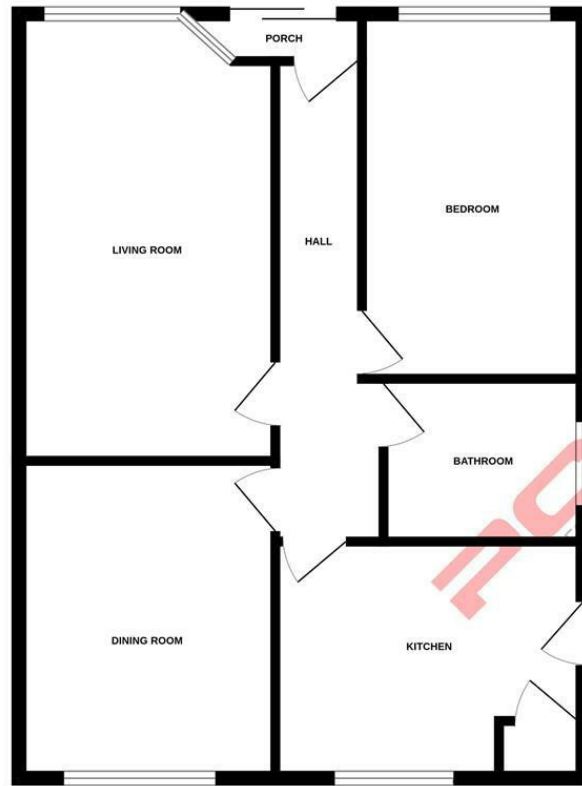
REAR GARDEN

Area of decking with steps up to gardens laid principally to lawns, established flowerbeds, borders, trees and shrubs, further seating area to the top of the garden with views over rooftops and between trees to a sea glimpse, shed, side access, outside tap.

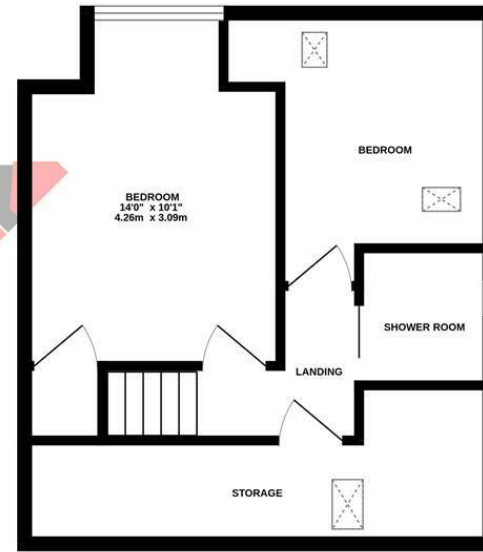
Council Tax Band: C



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		69	80
	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		