PCM ESTATE AGENTS

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Price £365,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this exceptionally
well-presented THREE STOREY, FOUR BEDROOM, OLDER STYLE TERRACED FAMILY HOME, positioned in Hastings town centre, just a short stroll from a vast range of amenities including mainline railway station with convenient links to London, also walking distance to the Queens Quarter and St Andrews Mews region of the town.

Offering well-proportioned accommodation comprising a lounge, separate DINING ROOM and a lovely NEWLY FITTED KITHEN-BREAKFAST ROOM with access to the courtyard garden, offering an ideal space to eat alfresco and entertain.

To the first floor there are TWO DOUBLE BEDROOMS, bathroom and as stylish separate
SHOWER ROOM, whilst to the second floor TWO FURTHER DOUBLE BEDROOMS conclude the accommodation. The property also has the benefit of double glazing and gas fired central heating and also has a useful CELLAR offering plenty of storage and access beneath the property.

Viewing comes highly recommended for anyone seeking an OLDER STYLE STYLISH HOUSE in a CONVENIENT LOCATION, call the owners agents now to book your appointment and avoid disappointment.

PRIVATE FRONT DOOR
Leading to:

INVITING ENTRANCE HALL
Exposed wooden floorboards, high ceiling with cornicing, radiator, stairs rising to the upper floor accommodation and steps descending to a lobby and kitchen.

LOUNGE
12'7 x 12' (3.84m x 3.66m)
Continuation of the exposed wooden floorboards, high ceilings with cornicing, period fireplace, radiator, double glazed window to front aspect having made to measure plantation shutters.

DINING ROOM
11'4 x 11'4 (3.45m x 3.45m)
Continuation of the exposed wooden floorboards, high ceiling with cornicing, ceiling rose, radiator, double glazed window to rear aspect with views onto the courtyard garden, having made to measure plantation shutters.

LOBBY
Exposed wooden floorboards, under stairs cupboard, door to:

KITCHEN
21'2 x 7'9 (6.45m x 2.36m)
Fitted with a matching range of eye and base level cupboards and drawers with soft close hinges, stone countertops and tiled splashbacks, Rangemaster cooker with matching cooker hood, space for American style fridge freezer, stainless steel sunken sink with moulded drainer into the worksurface and mixer tap, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, combination of down lights and pendant lighting over the breakfast table area, wood effect LVT flooring, two radiators, double glazed window to the side aspect, single double glazed door and further double glazed doors leading to the side aspect providing access to the rear garden.

FIRST FLOOR LANDING
Split level with stairs rising to the second floor, exposed wooden floorboards, doors to:

BEDROOM
16'5 x 12'5 (5.00m x 3.78m)
Exposed wooden floorboards marble fireplace, high ceiling with cornicing, high ceiling with ceiling rose, radiator, television point, double glazed window to front aspect with made to measure plantation shutters.

BEDROOM
12' x 11'6 (3.66m x 3.51m)
Exposed wooden floorboards, high ceiling with cornicing, ceiling rose, radiator, double glazed window to rear aspect with made to measure plantation shutters.

BATHROOM
8'4 x 8'3 (2.54m x 2.51m)
Measurement excludes door recess. Tiled walls, tiled flooring, heated towel rail, bathtub with mixer tap and shower attachment, dual flush low level wc with storage above, wall hung vanity enclosed wash hand basin with mixer tap, extractor for ventilation, double glazed pattern glass window to rear aspect.

SHOWER ROOM
Walk-in shower with rain style shower head and hand-held shower attachment, dual flush low level wc incorporating wash hand basin with mixer tap, heated tower rail, tiled walls, tiled flooring, extractor for ventilation, double glazed pattern glass window to side aspect.

SECOND FLOOR LANDING
Half-landing with exposed wooden floorboards having access to a small storage area, double glazed window to rear aspect with made to measure plantation shutters, main landing has exposed wooden floorboards, radiator, loft hatch, coving to ceiling, doors to:

BEDROOM
16'2 x 12'2 (4.93m x 3.71m)
Exposed wooden floorboards, freestanding wardrobes incorporated within the sale, high ceiling with cornicing and ceiling rose, radiator, double glazed window to front aspect with made to measure plantation shutter.

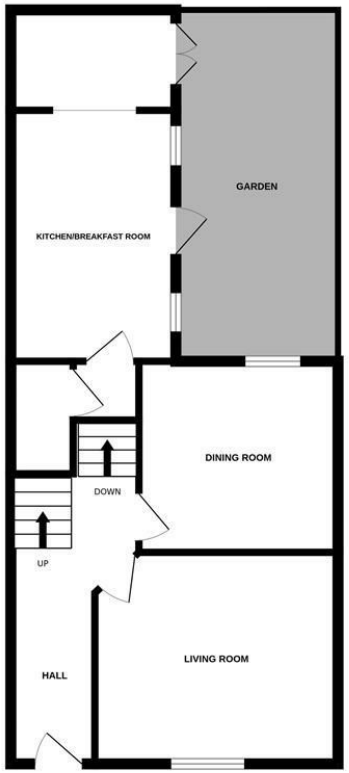
BEDROOM
11'10 x 11'1 (3.61m x 3.38m)
Exposed wooden floorboards, radiator, high ceiling with cornicing, ceiling rose, double glazed window to rear aspect with made to measure plantation shutters.

GARDEN
Enclosed courtyard style garden, offering plenty of space to eat alfresco and entertain, rear gated access and outside water tap. Access to:

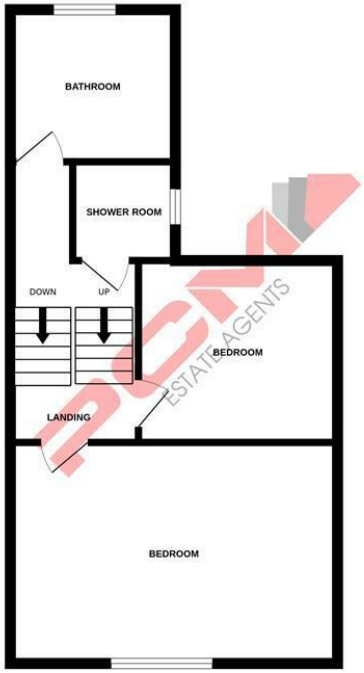
CELLAR
Restricted head height.

Council Tax Band: B

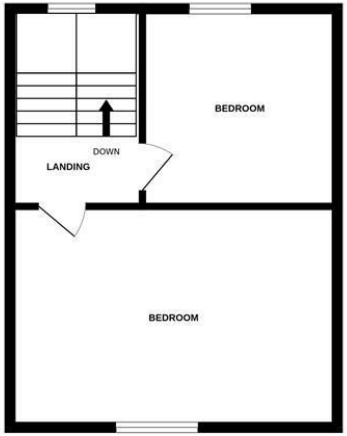
GROUND FLOOR



1ST FLOOR



2ND 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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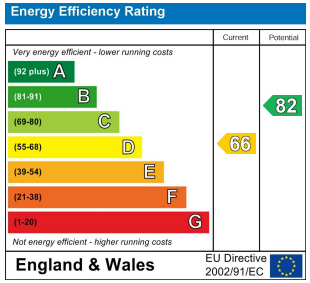

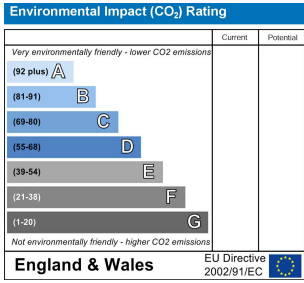

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