PCM ESTATE AGENTS

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Offers In Excess Of £350,000

PCM Estate Agents are delighted to present to the market this CHAIN FREE, MID-TERRACED, VICTORIAN BAY FRONTED FOUR BEDROOM HOUSE, ideally located on this sought-after town centre road, within walking distance of Hastings mainline railway station offering direct links to London, as well as Priory Meadow shopping centre and the seafront.

The property offers well-proportioned and versatile accommodation arranged over three floors. To the ground floor there is a lounge, SEPARATE DINING ROOM, fitted kitchen and access to the TIERED COURTYARD STYLE REAR GARDEN. To the first floor there are TWO BEDROOMS with the master bedroom benefitting from JACK & JILL STYLE MODERN SHOWER ROOM with access from the landing, and a separate BATHROOM, whilst to the top floor there are TWO FURTHER BEDROOMS. Additionally the property benefits from gas central heating and double glazing throughout.

This is a fantastic opportunity to acquire this SPACIOUS HOME in a PRIME LOCATION. Early viewing is highly recommended, please contact the owners agents now to avoid disappointment.

PRIVATE FRONT DOOR
Opening into:

ENTRANCE HALL
Radiator, stairs rising to the first floor landing, door opening to:

LOUNGE
13'6 max into bay x 12'3 max (4.11m max into bay x 3.73m max)
Fireplace with inset gas fire, radiator, double glazed bay window to front aspect.

DINING ROOM
12'4 max x 10'3 (3.76m max x 3.12m)
Wood effect laminate flooring, under stairs storage cupboard, double glazed patio doors opening the rear garden, opening into:

KITCHEN
10' x 6'1 (3.05m x 1.85m)
Fitted with a range of eye and base level units, four ring electric hob with electric oven below, space and plumbing for washing machine and dishwasher, wall mounted gas boiler, inset sink with mixer tap, two double glazed windows to side aspect overlooking the garden.

HALF LANDING
Door opening to:

BATHROOM
Panelled bath with mixer tap, separate shower cubicle with electric shower, dual flush wc, wash hand basin with mixer tap and storage beneath, radiator, frosted double glazed window to side aspect, frosted double glazed window to rear aspect.

FIRST FLOOR LANDING
Doors leading to:

BEDROOM
16' max x 11'3 (4.88m max x 3.43m)
Radiator, feature fireplace surround, three double glazed windows to front aspect, door opening to:

JACK AND JILL SHOWER ROOM
Walk in shower unit with mains pressure shower, dual flush wc, wash hand basin with mixer tap and storage beneath, radiator, extractor fan, return door to landing.

BEDROOM
10'5 max x 6'5 max (3.18m max x 1.96m max)
Feature fireplace, radiator, double glazed window to rear aspect.

SECOND FLOOR LANDING
Double glazed window to rear aspect, access to loft via loft hatch, doors to:

BEDROOM
15'9 max x 11'4 max (4.80m max x 3.45m max)
Feature fireplace, radiator, three double glazed windows to front aspect.

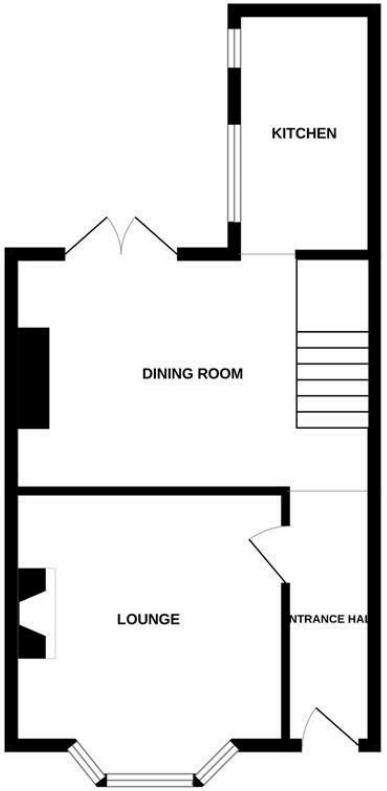
BEDROOM
10'3 max x 10'4 max (3.12m max x 3.15m max)
Fireplace, radiator, wash hand basin with mixer tap and storage beneath with vanity mirror above, double glazed window to rear aspect.

OUTSIDE - FRONT
Area of single, pathway to front door.

REAR GARDEN
Arranged over two tiers with the first of which being a good-sized courtyard space, perfect for outdoor entertaining, steps rising to a second area of patio being ideal for outdoor entertaining and dining.

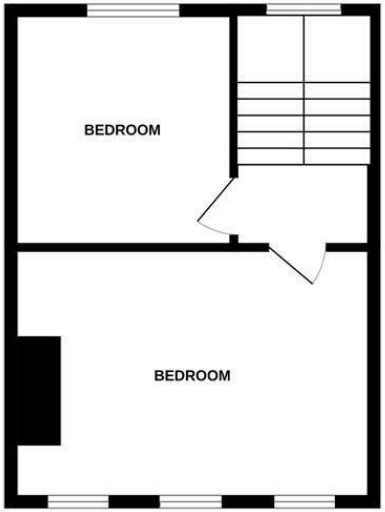
Council Tax Band: B

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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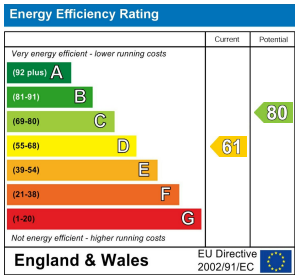

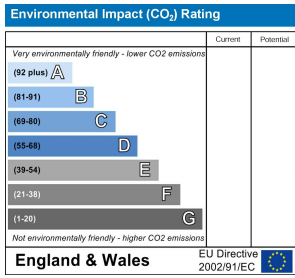

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