



ESTATE AGENTS

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**Offers In Excess Of £250,000**

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE, TWO/ THREE BEDROOM, FIRST & SECOND FLOOR MAISONETTE with a SHARE OF FREEHOLD, offering incredibly spacious and adaptable accommodation of this OLDER STYLE VICTORIAN SEMI-DETACHED BUILDING within a short walk from the town centre of Hastings and within easy reach of the West Hill.

The property benefits from LOVELY TOWNSCAPE VIEWS including views of the sea. This VICTORIAN CONVERSION benefits from gas fired central heating and double glazing. The exceptionally well-proportioned and well-presented accommodation comprises a spacious landing with BAY FRONTED LIVING ROOM that could be utilised as an optional third bedroom, with DEEP BAY WINDOW to rear affording lovely TOWNSCAPE/ SEA VIEWS, an IMPRESSIVE OPEN PLAN KITCHEN-DINING ROOM being light filled and providing ample space to entertain. This open plan room is of a good size and could be utilised as a lounge-kitchen-diner. To the second floor there are TWO WELL-PROPORTIONED BEDROOMS with the rear facing room benefitting from SEA VIEWS, and a family bathroom.

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

### **COMMUNAL ENTRANCE**

With private front door with stairs rising to:

### **FIRST FLOOR LANDING**

Half landing with stairs rising to the first floor, radiator, high ceilings with cornicing, consumer unit for the electrics, double glazed window to side aspect, doors leading to:

### **LOUNGE/ BEDROOM**

19'2 x 16'9 into bay (5.84m x 5.11m into bay )

High ceilings with cornicing, radiator, television point, double glazed bay windows to rear aspect with lovely townscape views and views to the sea.

### **DINING ROOM**

16'2 into bay x 13'7 (4.93m into bay x 4.14m)

High ceiling with cornicing, down lights, wood laminate flooring, radiator, recessed shelving, fireplace, bay window to front aspect, open plan to:

### **KITCHEN**

12'2 x 5'4 (3.71m x 1.63m)

Galley style kitchen, part tiled walls, wood laminate flooring, range of base level cupboards and drawers, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for under counter fridge and space for additional fridge freezer, double glazed windows to front and side elevations.

### **SECOND FLOOR LANDING**

Half landing with built in storage, partially vaulted ceiling with Velux window and stairs rising to the main landing with additional storage and doors to:

### **BEDROOM**

17' into bay x 16'4 (5.18m into bay x 4.98m)

Radiator, wood flooring, Velux style window to side aspect, built in cupboard, double glazed bay window to rear aspect having far reaching views over the town and to the sea.

### **BEDROOM**

13'6 x 16'5 narrowing to 13'9 (4.11m x 5.00m narrowing to 4.19m)

Exposed wooden floorboards, built in cupboard, radiator, double glazed window to front aspect.

### **BATHROOM**

Low level wc, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, part tiled walls, radiator, loft hatch, double glazed pattern glass window to side aspect.

### **TENURE**

We have been advised of the following by the vendor:

50% Share of Freehold - transferrable with the sale.

Service Charge: As & When Required.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.