



PCMA
ESTATE AGENTS

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Guide Price £300,000

**** GUIDE PRICE £300,000 TO £315,000 ****

PCM Estate Agents are delighted to present to the market this exceptionally well-presented BAY FRONTED VICTORIAN FOUR BEDROOM TERRACED HOME, positioned on this convenient and sought-after street within Hastings, ideally located within walking distance of Ore railway station and popular local schooling establishments.

This property is perfectly placed for family living and offers STYLISH and WELL-APPOINTED accommodation arranged over two floors with the ground floor comprising an entrance vestibule leading to a welcoming entrance hall, an IMPRESSIVE OPEN PLAN LOUNGE-DINING ROOM with a NEWLY FITTED KITCHEN to the rear, creating a fantastic space for everyday living and entertaining. To the first floor, there are FOUR BEDROOMS and a family bathroom. Modern comforts include gas fired central heating via the HIVE SYSTEM and double glazed windows throughout.

Externally the property benefits from a TIERED REAR GARDEN featuring a GOOD SIZED SECTION OF LAWN along with a decked seating area, ideal for outdoor dining and relaxation.

Early viewing is highly recommended to fully appreciate this BEAUTIFUL HOME and its convenient location. Please call the owners agents now to arrange your immediate viewing and avoid disappointment.

STEPS RISING FROM STREET LEVEL

Leading to a double glazed front door opening to:

ENTRANCE PORCH

Ample space for shoe and coat storage, stairs rising to upper floor accommodation with storage beneath, tiled flooring, further door opening to:

HALLWAY

Radiator, engineered oak flooring, door opening to:

LOUNGE

13'9 max into bay x 12'2 (4.19m max into bay x 3.71m)

Feature fire surround, picture rail, radiator, double glazed bay window to front aspect, opening to:

OPEN PLAN DINING ROOM

12'1 x 11'3 (3.68m x 3.43m)

Ample space for dining table and chairs, fireplace with shelving either side, radiator, under stairs storage cupboards, engineered oak flooring, double glazed patio doors opening to the rear garden, opening to:

KITCHEN

11'3 x 9'1 (3.43m x 2.77m)

Newly fitted with a range of eye and base level units, ample countertop space, inset sink with mixer tap, four ring electric hob with extractor above and electric oven below, integrated dishwasher, integrated fridge freezer, space and plumbing for washing machine, wall mounted thermostat, breakfast bar, two double glazed windows to side aspect.

FIRST FLOOR LANIDNG

Loft hatch, doors opening to:

BEDROOM

14'5 max into bay x 9' (4.39m max into bay x 2.74m)

Built in wardrobes either side of the fireplace, picture rail, radiator, double glazed bay window to front aspect.

BEDROOM

11'5 x 9'9 (3.48m x 2.97m)

Fireplace, radiator, ceiling rose, double glazed window to rear aspect.

BEDROOM

8'10 x 6'2 (2.69m x 1.88m)

Built in cupboard housing the hot water cylinder with shelving above, radiator, double glazed window to rear aspect.

BEDROOM

8'1 x 5'1 (2.46m x 1.55m)

Radiator, double glazed window to front aspect.

FAMILY BATHROOM

Newly fitted three piece suite comprising a panelled bath with mixer tap and shower attachment above, wash hand basin with tiled splashback and storage below, vanity mirror, low level dual flush wc, extractor fan, chrome style heated towel rail, frosted double glazed window to side aspect.

OUTSIDE - FRONT

Area laid with stone, steps up to the front door.

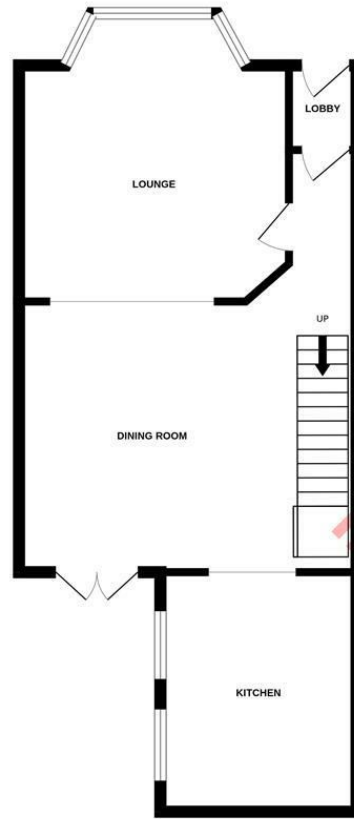
REAR GARDEN

Arranged over three tiers with the first tier having a small area of courtyard, further steps to the second tier providing an area of raised beds, which could be used for planting, further steps up to an area of lawn and a further decked area providing space for seating, external lighting and power points.

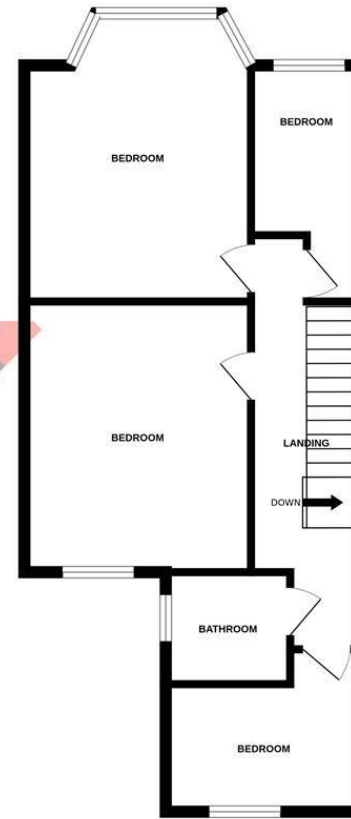
Council Tax Band: B



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.