



**PCMA**  
ESTATE AGENTS

**58, Vicarage Road, Hastings, TN34 3LY**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £375,000**



PCM Estate Agents are delighted to present to the market an exciting opportunity to acquire this THREE STOREY VICTORIAN FOUR BEDROOM TERRACED HOUSE, positioned on this incredibly sought-after road within Hastings.

Offering adaptable accommodation comprising a vestibule onto entrance hall, BAY FRONTED LOUNGE, separate DINING ROOM, kitchen, first floor landing with TWO GOOD SIZED DOUBLE BEDROOMS and a family SHOWER ROOM, whilst to the second floor there are TWO FURTHER DOUBLE BEDROOMS. There is a LOVELY ENCLOSED GARDEN offering ample outside space for those looking to entertain, eat al-fresco or for the garden enthusiast.

The property is IN NEED OF SOME MODERNISATION, but offers a perfect opportunity for the eventual buyer to put their own personality into.

Positioned on a sought-after road in the West Hill region of Hastings, just a short stroll from Hastings historic Old Town and town centre with its mainline railway station having convenient links to London and a vast range of amenities.

Please call the owners agents now to arrange your viewing.

#### **WOODEN FRONT DOOR**

Opening to:

#### **VESTIBULE**

High ceiling with cornicing, double radiator, further door opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, high ceiling with cornicing, dado rail, some Victorian detailing within the architraves, doors to:

#### **BAY FRONTED LIVING ROOM**

15'2 into bay x 11'6 (4.62m into bay x 3.51m)

High ceilings with cornicing, picture rail, radiator, fireplace, television point, recessed shelving, bay window to front aspect.

#### **SEPARATE DINING ROOM**

14'2 max x 12'8 (4.32m max x 3.86m)

Under stairs storage cupboard and recess, tiled fireplace, built in cupboard, double radiator, sash window to rear aspect with views onto the garden, opening to:

#### **KITCHEN**

13'6 x 8' (4.11m x 2.44m)

Part tiled walls, tiled flooring, double drainer single bowl sink with mixer tap, space for gas cooker, space for gas cooker, space for tall fridge freezer, space and plumbing for washing machine, wall mounted boiler, range of wall and base level cupboards with worksurfaces over, sash window to side aspect, further window to rear and a door opening to side providing access to the garden.

#### **FIRST FLOOR LANDING**

Split level with stairs rising to the second floor, radiator, dado rail, wall mounted thermostat control for gas fired central heating, window to side aspect, doors to:

#### **BEDROOM**

15'3 into bay narrowing to 12'7 x 15'1 (4.65m into bay narrowing to 3.84m x 4.60m)

High ceilings with cornicing, partially panelled ceilings, picture rail, fireplace, radiator, exposed wooden floorboards, sash window to front aspect, bay window to front aspect.

#### **BEDROOM**

12'4 x 8'8 (3.76m x 2.64m)

High ceilings, exposed wooden floorboards, sash window to rear aspect with views down the garden.

#### **SHOWER ROOM**

Walk in shower enclosure with electric shower, pedestal wash hand basin, low level wc, part tiled walls, airing cupboard, double radiator, loft hatch providing access to an area of loft space, sash window to rear aspect.

#### **SECOND FLOOR LANDING**

With half landing having sash window to rear aspect, main landing with small loft hatch to loft space, exposed wooden floorboards, doors opening to:

#### **BEDROOM**

14'9 x 12'6 (4.50m x 3.81m)

Exposed wooden floorboards, fireplace, radiator, two sash windows to front aspect.

#### **BEDROOM**

12'6 x 9'2 (3.81m x 2.79m)

Fireplace, exposed wooden floorboards, recessed shelving, radiator, sash window to rear aspect having pleasant views onto the garden.

#### **OUTSIDE - FRONT**

The property is slightly set back from the road with a pathway to the front door, the front garden is well-kept with established mature shrubs and plants.

#### **REAR GARDEN**

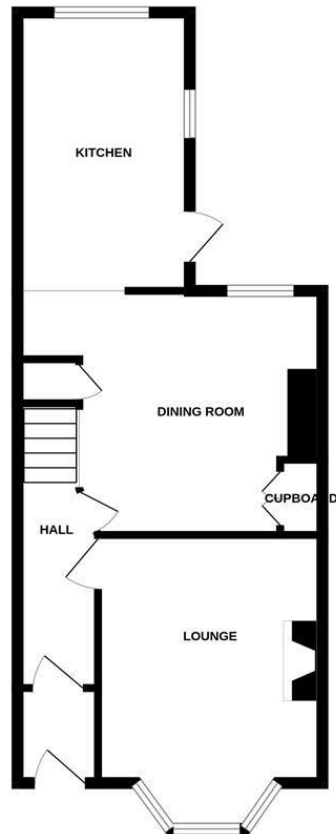
Gated rear access with path leading to Emmanuel Road. The garden is arranged over two levels with a concrete patio abutting the property, steps up to the main section being partially laid to lawn with established plants and shrubs, further patio area and wooden shed.

Council Tax Band: B

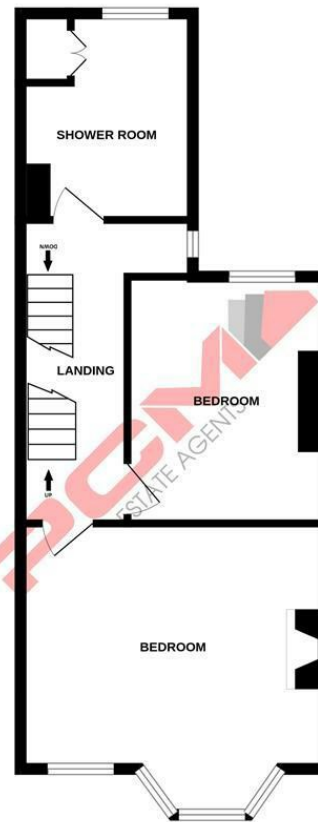




GROUND FLOOR



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.  
Made with Metropix ©2025

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.

