



ESTATE AGENTS

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Price £275,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this FOUR BEDROOM OLDER STYLE HOUSE, conveniently positioned within easy reach of bus routes, popular schooling establishments and nearby amenities.

The property offers modern comforts including gas fired central heating, double glazing and also features from a range of PERIOD FEATURES including FIREPLACES and EXPOSED WOODEN FLOORBOARDS. Accommodation is arranged over THREE FLOORS and comprises a vestibule, entrance hall, BAY FRONTED LOUNGE with OPEN FIRE, dining room, kitchen leading to the garden, first floor landing, TWO DOUBLE BEDROOMS and a family bathroom, whilst to the second floor there are TWO FURTHER BEDROOMS which are serviced by a JACK AND JILL WC. To the rear of the property the GARDEN is enclosed and IN NEED OF CULTIVATION but offering ample outdoor space to eat al-fresco or for the garden enthusiast.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

VESTIBULE

High ceilings, wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, high ceilings, doors to:

LOUNGE

14'3 into bay x 12'3 (4.34m into bay x 3.73m)

Double glazed bay window to front aspect, television point, double radiator, working fireplace, coving to ceiling, original exposed Victorian floorboards, telephone and television point.

DINING ROOM

15'1 x 11'8 (4.60m x 3.56m)

Under stairs recessed area, double radiator, double glazed window to rear aspect, doorway leading to:

KITCHEN

10'3 x 8'3 (3.12m x 2.51m)

Wall mounted boiler, part tiled walls, inset drainer-sink with mixer tap, space for gas cooker, space for tall fridge freezer, space and plumbing for washing machine, tumble dryer and dishwasher, worksurfaces, shelving, double glazed window to side aspect and double glazed door opening to the rear and providing access to the garden.

FIRST FLOOR LANDING

Half landing with access to bathroom, doors to:

BEDROOM

15'3 x 11'6 (4.65m x 3.51m)

Period fireplace, double radiator, double glazed windows to front aspect.

BEDROOM

11'5 x 10'4 (3.48m x 3.15m)

Period Victorian fireplace, coving to ceiling, radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, part tiled walls, tile effect vinyl flooring, built in storage, double glazed window to rear aspect.

SECOND FLOOR LANDING

Conversion added by the existing owners and does comply with planning/ building regulations. Double glazed window to rear aspect with townscape views, doors opening to:

BEDROOM

13'6 x 8'3 (4.11m x 2.51m)

Radiator, double glazed windows to front aspect, door to Jack and Jill wc.

BEDROOM

7'8 x 7'6 (2.34m x 2.29m)

Radiator, double glazed window to rear aspect having lovely townscape views, door to Jack and Jill wc.

JACK AND JILL WC

Low level wc, pedestal wash hand basin, part tiled walls, extractor fan for ventilation.

OUTSIDE -FRONT

Path to front door, walled front garden laid with stone.

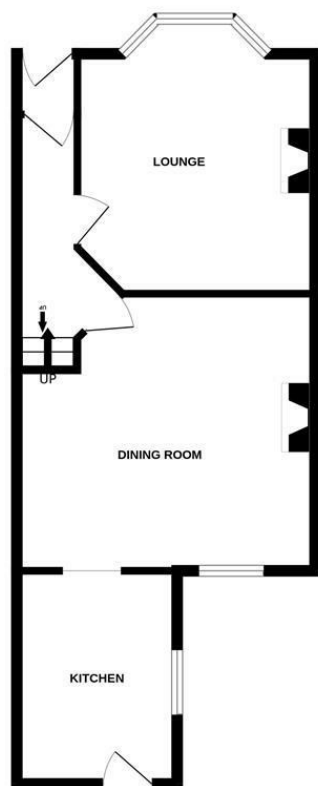
REAR GARDEN

Enclosed with fenced boundaries, offering lots of potential for improvement, raised planting beds, metal shed, access to the original Victorian wc.

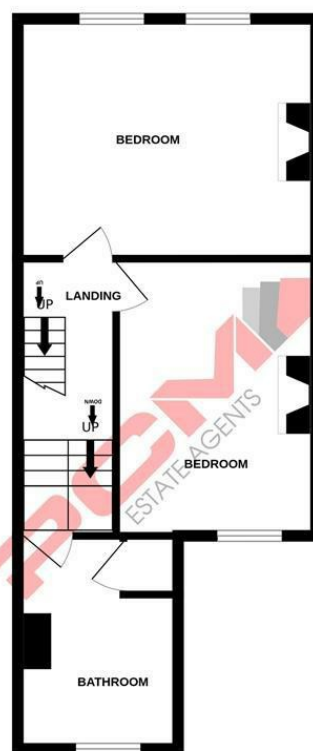
Council Tax Band: B



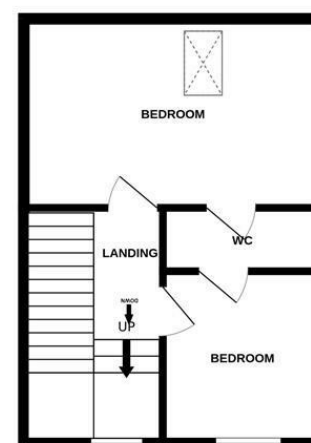
GROUND FLOOR



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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