



ESTATE AGENTS

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**Offers In The Region Of £315,000**



PCM Estate Agents are delighted to present to the market an exciting opportunity to acquire this ATTRACTIVE RED BRICK BAY FRONTED VICTORIAN THREE BEDROOM TERRACED HOUSE conveniently positioned on a sought-after road within the West Hill region of Hastings.

Step inside to be greeted by a welcoming entrance hall. The ground floor offers exceptionally well-presented accommodation including a BAY FRONTED LIVING ROOM with WOOD BURNING STOVE, separate DINING ROOM and a well-equipped MODERN NEWLY FITTED KITCHEN-BREAKFAST ROOM with INTEGRATED APPLIANCES and lovely BI-FOLDING DOORS opening out onto the lower courtyard, offering a lovely area to entertain. Upstairs, the spacious landing provides access to THREE DOUBLE BEDROOMS and a lovely SHOWER ROOM. The property has gas fired central heating, double glazing and also benefits from a TERRACED LOW-MAINTENANCE GARDEN offering a tranquil retreat to eat al-fresco or enjoy a quiet moment. The vendor has also advised that the property had a NEW ROOF FITTED in 2023.

The exceptionally well thought-out, well-proportioned and well-presented accommodation is located just a short stroll from Hastings historic Old Town and the panoramic views of the West Hill itself.

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

#### **DOUBLE GLAZED FRONT DOOR**

Opening into:

#### **INVITING ENTRANCE HALL**

Stairs rising to upper floor accommodation, under stairs storage space, under stairs recess, exposed wooden floorboards, column style radiator, cornicing and doors opening to:

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

14'6 into bay x 12'6 (4.42m into bay x 3.81m)

High ceiling with cornicing, recessed shelving into the chimney alcove, mantle, stone hearth and wood burning stove, column style radiator, satellite point, broadband point, double glazed bay window to front aspect with made to measure bespoke plantation shutters.

#### **SEPARATE DINING ROOM**

12'7 x 9'6 (3.84m x 2.90m)

Currently used as a music room/ study. Radiator, high ceiling, double glazed window to rear aspect with views onto the lower courtyard.

#### **KITCHEN-BREAKFAST ROOM**

10'4 x 9'2 (3.15m x 2.79m)

Fitted with a range of eye and base level cupboards and drawers fitted with soft close hinges, having stone countertops and matching upstands over, resin one & ½ bowl sunken sink with

mixer tap, wall mounted cupboard concealed boiler, Lamona electric hob with waist level combination oven and grill, integrated appliances including a slimline dishwasher, washing machine and tall fridge freezer. Wood laminate flooring, under cupboard lighting, ceiling lighting, ample space for breakfast table. A real feature of this room are the bi-folding doors to the side elevation providing access to the lower courtyard.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, doors to:

#### **BEDROOM**

14'6 x 11'2 (4.42m x 3.40m)

Column style radiator, deep double glazed bay window to front aspect with made to measure plantation shutters.

#### **BEDROOM**

11'4 x 10'2 (3.45m x 3.10m)

Column style radiator, built in cupboard, double glazed window to rear aspect with views onto the upper courtyard.

#### **BEDROOM**

11'5 x 9'3 (3.48m x 2.82m)

Column style radiator, wood laminate flooring, double glazed door opening out to the courtyard garden.

#### **SHOWER ROOM**

Lovely walk in shower with rain style shower head and hand-held shower attachment, vanity enclosed wash hand basin with mixer tap and ample storage set beneath, dual flush low level wc, part tiled walls, tiled flooring, wall mounted vanity mirror, shaver point, double glazed window with obscured glass to front aspect having made to measure bespoke plantation shutters.

#### **OUTSIDE - FRONT**

The property occupies an elevated position set back from the road with steps up to the front door.

#### **REAR GARDEN**

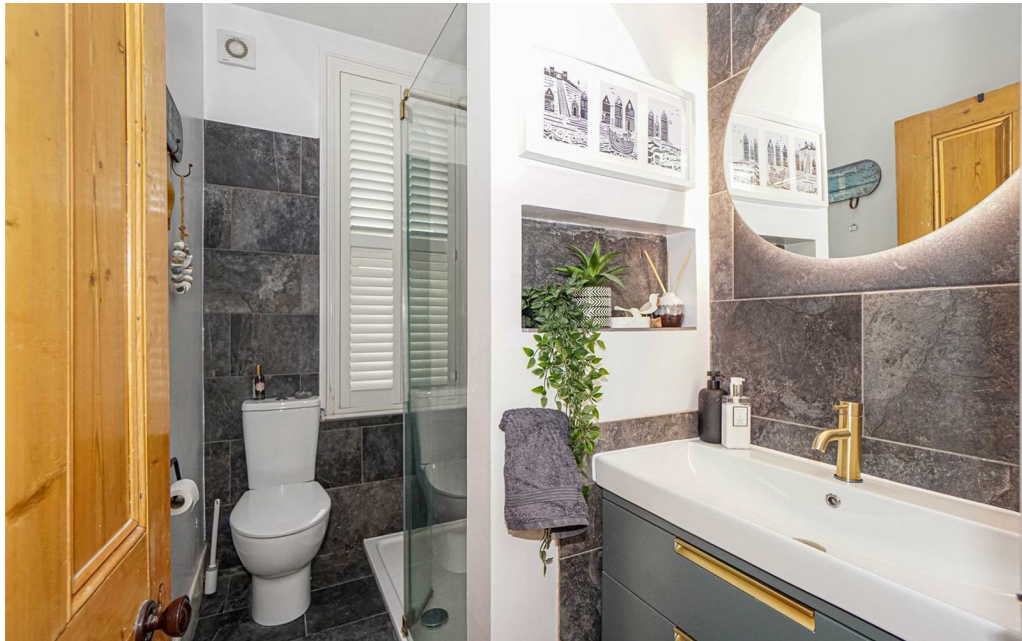
Arranged over two sympathetically thought-out terraces, with a lower courtyard that is fully decked, having walled boundaries and accessed via the kitchen-breakfast room. The garden offers a lovely space to entertain or eat al-fresco. There are steps up to an upper courtyard that can also be accessed via the third bedroom, offering a lovely tranquil space to sit and read a book or simply enjoy a quiet moment. There are ample space for potted plants and a raised planted bed.

Council Tax Band: B







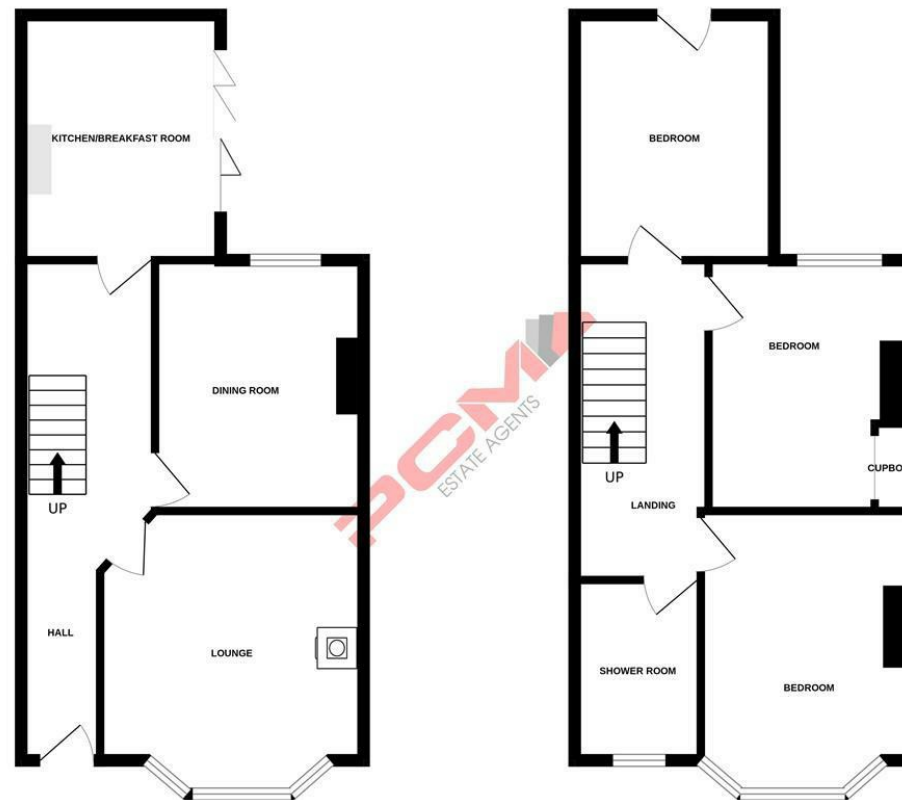







GROUND FLOOR


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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		
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.