



PCMA
ESTATE AGENTS

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Offers In Excess Of £350,000

PCM Estate Agents are delighted to present to the market this SPACIOUS and EXCEPTIONALLY WELL-PRESENTED VICTORIAN THREE DOUBLE BEDROOM PERIOD HOME, located on the outskirts of Hastings town centre, on a main bus route and within easy reach of Alexandra Park and amenities.

The property offers well-appointed and well-proportioned accommodation over two floors comprising a welcoming vestibule, spacious entrance hall, BAY FRONTED LOUNGE, separate DINING ROOM/ OPTIONAL BEDROOM, large KITCHEN-BREAKFAST/DINING ROOM and a DOWNSTAIRS WC. To the first floor, the landing provides access to THREE DOUBLE BEDROOMS, two of which having PERIOD MARBLE FIREPLACES, and a family bathroom.

The property does retain a lot of its ORIGINAL PERIOD FEATURES & CHARM, as well as modern comforts including gas fired central heating and double glazing. To the front of the property is a DOUBLE DRIVEWAY, whilst to the rear is a LEVEL and RELATIVELY LOW-MAINTENANCE GARDEN.

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

OUTSIDE - FRONT

Double driveway providing off road parking for two vehicles side by side, double glazed front door opening to:

VESTIBULE

High ceilings with original cornicing, picture rail, dado rail, coconut matting, offering a practical space for taking off shoes and coats, further wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, high ceiling with original cornicing, dado rail, under stairs storage cupboard, wall mounted thermostat control for gas central heating, double radiator, doors opening into:

BAY FRONTED LIVING ROOM

16'9 into bay x 13'7 (5.11m into bay x 4.14m)

High ceilings with cornicing, ceiling rose, picture rail, radiator, fireplace with inset gas living flame fire, television point, double glazed bay window to front aspect.

DINING ROOM/ OPTIONAL BEDROOM/ PLAYROOM

14'1 x 10'6 (4.29m x 3.20m)

High ceilings with cornicing, picture rail, dado rail, fireplace, radiator, double glazed tilt and turn window/ door opening to rear aspect.

KITCHEN-BREAKFAST ROOM

22'5 x 10'4 (6.83m x 3.15m)

Fitted with a matching range of eye and base level cupboards and drawers having soft close hinges and having Perspex flashbacks, ample space for dining/breakfast table, Samsung electric hob with waist level fan assisted oven, space for American style fridge freezer, space and plumbing for washing machine and dishwasher, double bowl sink with mixer tap, two radiators, wall mounted vertical radiator, further radiator, double glazed door to rear aspect with access onto the garden, two double glazed windows to side aspect, further door to:

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap, wall mounted boiler, radiator, double glazed pattern glass window to side aspect.

FIRST FLOOR LANDING

Spacious with cornicing, dado rail, radiator, large built in cupboard, ceiling lantern, doors opening to:

BEDROOM

17'1 max x 16'7 into bay narrowing to 14'2 (5.21m max x 5.05m into bay narrowing to 4.32m)

High ceilings with cornicing, picture rail, radiators, built in cupboard, double glazed bay window to front aspect, additional double glazed window to side aspect.

BEDROOM

13'9 x 10'9 (4.19m x 3.28m)

High ceilings with cornicing, picture rail, dado rail, partially panelled ceiling, built in original cupboard, marble fireplace, double glazed window to rear aspect offering a pleasant backdrop over Hastings.

BEDROOM

12'5 x 11'6 (3.78m x 3.51m)

High ceilings with cornicing, dado rail, marble fireplace, built in cupboard, radiator, double glazed window to rear aspect with a pleasant outlook over Hastings.

BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin with mixer tap, dual flush low level wc, part tiled walls, radiator, two double glazed windows with pattern glass to side aspect.

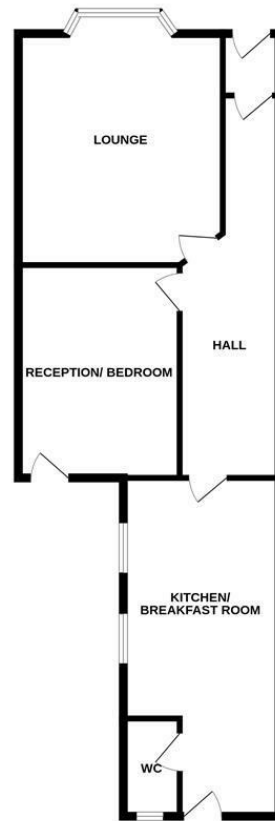
REAR GARDEN

Level and low-maintenance being laid with paving and patio, offering ample outdoor space to entertain, section of lawn and established planted borders, walled and fenced boundaries.

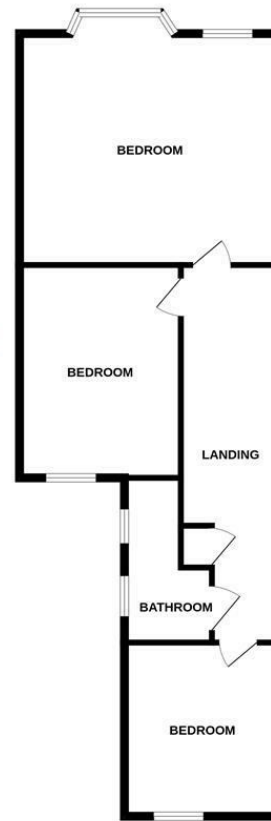
Council Tax Band: C



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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		79

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		