



ESTATE AGENTS

5, St. Marys Terrace, Hastings, TN34 3LS

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £685,000

PCM Estate Agents present to the market an opportunity to secure this exquisite FOUR BEDROOM GEORGIAN DOUBLE FRONTED TERRACED HOUSE with PARKING nestled in the heart of the acclaimed Artist Quarter of Hastings.

Offering adaptable accommodation, this elegantly presented GEORGIAN HOME offers a WEALTH OF CHARACTER coupled with modern comforts. Accommodation is arranged over two floors comprising a porch leading to a spacious entrance hall, LOUNGE with FIREPLACE having inset WOOD BURNING STOVE, separate DINING ROOM, kitchen-breakfast room, UTILITY, SNUG and ground floor SHOWER ROOM. Stairs descend from the entrance hall to the basement offering practical ample storage space. To the first floor the landing provides access to FOUR BEDROOMS and a STUDY.

The GARDEN can be accessed from the utility or the study on the first floor. The garden is arranged over two terraces with a courtyard area and the main section being lawned with a sandstone patio offering ample space to sit out and eat al-fresco or simply relax. To the front of the property is a beautifully presented garden set behind walled and gated boundaries, offering a lovely spot to sit out and enjoy those LOVELY VISTAS over Hastings and out to sea as well as an a driveway offering OFF ROAD PARKING located across from the property.

Conveniently positioned within a short stroll of the West Hill with its panoramic views and within easy reach of Hastings Old Town and town centre. This CHARACTERFUL GEORGIAN PROPERTY must be viewed to fully appreciate the convenient position and quality of the accommodation on offer.

Please call the owners agents now to book your viewing.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening to:

PORCH

Door opening into entrance hall and further doors to the side of the porch opening to a front courtyard offering a lovely quiet spot to sit and take in the lovely views over St Marys Terrace and out to sea.

ENTRANCE HALL

Exposed wooden floorboards, radiator, stairs rising to upper floor accommodation, door providing access to a staircase descending to the basement, picture rail and dado rail.

LIVING ROOM

12'5 x 11'9 (3.78m x 3.58m)

Window to front aspect allowing for lovely views over St Marys Terrace and far reaching views beyond over the town, out to sea and including views of Beachy Head, picture rail, radiator, fireplace with exposed brick, wooden mantle and inset stove, proving cupboards to either side of fireplace, television point, door opening to kitchen-breakfast room.

DINING ROOM

12'6 x 9'3 (3.81m x 2.82m)

Picture rail, fireplace having inset gas fire with living flame, double radiator, secret door to a snug area, radiator, window to front aspect allowing for lovely views over St Marys Terrace, over the town, out to sea and including views of Beachy Head.

KITCHEN-BREAKFAST ROOM

18'2 x 10'9 (5.54m x 3.28m)

Ample space for breakfast table, wall mounted Worcester boiler, part tiled walls, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with extractor over, resin one & ½ bowl inset sink with mixer tap, space and plumbing for dishwasher, waist level electric fan assisted oven, windows to rear aspect allowing for views over the lower courtyard, plinth heater, door to snug area and wooden partially glazed door opening to:

UTILITY ROOM

11'9 x 6'3 (3.58m x 1.91m)

Space and plumbing for washing machine and tumble dryer, door to lower courtyard.

SNUG AREA

10'10 x 8'4 (3.30m x 2.54m)

Secret door to dining room, window to rear aspect looking into the utility, oak flooring and door opening to:

DOWNSTAIRS SHOWER ROOM

Large walk in shower with electric shower unit, wash hand basin and wc, tiled walls, down lights, extractor fan for ventilation, oak flooring, double glazed window to side aspect.

FIRST FLOOR LANDING

Split level landing with picture rail, radiator.

BEDROOM

15'5 x 11'12 (4.70m x 3.35m)

Picture rail, radiator, exposed wooden floorboards, fireplace, sash window to rear aspect with views onto the garden.

BEDROOM

12'6 x 11'9 (3.81m x 3.58m)

Fitted wardrobes, fireplace, picture rail, radiator, window to front aspect with the most spectacular views over St Marys Terrace and beyond over the town, out to sea and enjoying views of Beachy Head.

BEDROOM

12'5 x 9'8 (3.78m x 2.95m)

Coving to ceiling, picture rail, fireplace, built in cupboard, double radiator, window to front aspect with the most spectacular views over St Marys Terrace and beyond over the town, out to sea and enjoying views of Beachy Head.

STUDY

11'2 x 8'7 narrowing to 5'3 (3.40m x 2.62m narrowing to 1.60m)

Loft hatch providing access to loft space, down lights, radiator, door opening to:

REAR PORCH

Access to the upper section of garden, window to side aspect.

BEDROOM

8'4 narrowing to 6'2 x 6'5 (2.54m narrowing to 1.88m x 1.96m)

Radiator, partially wood panelled walls, window to front aspect with the most spectacular views over St Marys Terrace and beyond over the town, out to sea and enjoying views of Beachy Head.

FAMILY BATHROOM

Jacuzzi style bathtub with Victorian style mixer tap and shower attachment, vanity enclosed wash hand basin, low level wc, exposed wooden floorboards, window to rear aspect.

BASEMENT

12'8 x 11'9 (3.86m x 3.58m)

Original stone flooring, gas meter, wall mounted consumer unit for electrics window and door to front aspect. Offering a practical space for storage.

OUTSIDE - FRONT

Parking on the opposite side of the street.

LOWER COURTYARD

Ample space for potted plants and bistro style table and chairs, wrought iron staircase rising to the main section of garden.

REAR GARDEN

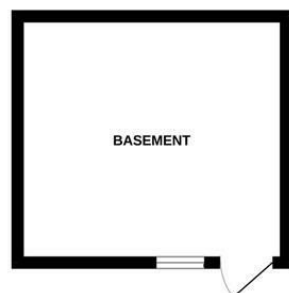
Section of Indian sandstone patio, well-planted with a variety of mature plants and shrubs, staircase descending to the lower courtyard, rear gated access providing a thoroughfare to Plynllynn Road being ideal for access to the garden for furniture/ gardening equipment.



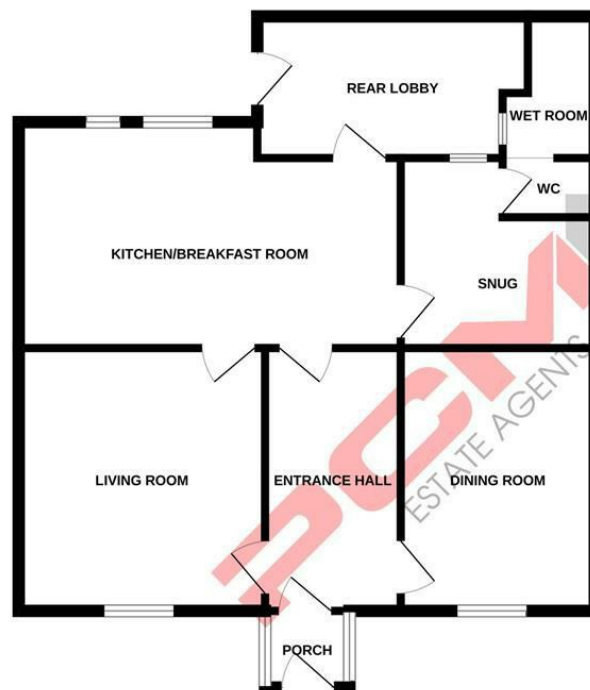




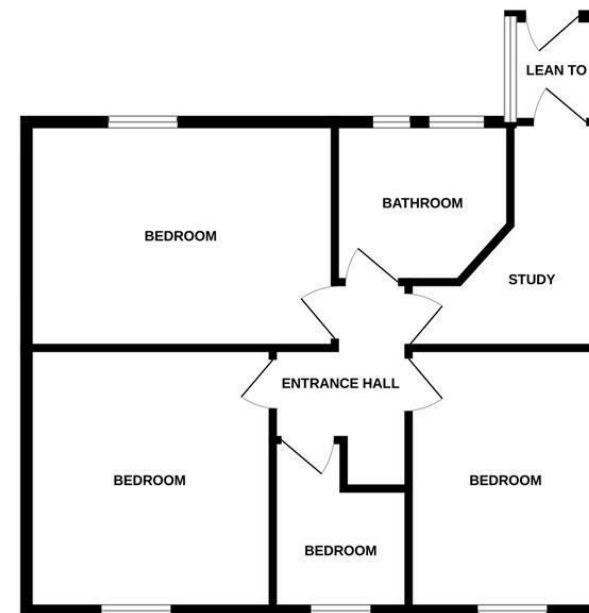
BASEMENT



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		
(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	

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.