



ESTATE AGENTS

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Price £280,000

PCM Estate Agents are delighted to present to the market this BRIGHT AND SPACIOUS THREE BEDROOM VICTORIAN HOUSE which is being sold CHAIN FREE. Situated in the sought-after West Hill location, within walking distance of the OPEN SPACES and PANORAMIC VIEWS, local shop and a short distance to Ore railway station.

This NEWLY REDECORATED THREE BEDROOM VICTORIAN HOME comprises of an entrance hall, LOUNGE and SEPARATE DINING ROOM, kitchen, NEWLY FITTED BATHROOM, upstairs landing and THREE WELL-PROPORTIONED BEDROOMS. The property also benefits from a LOW-MAINTENANCE REAR GARDEN.

Please call now to arrange your viewing and avoid disappointment.

PART GLAZED UPVC DOOR

Leading to:

ENTRANCE HALL

Floorboards, dado rail, consumer unit for electrics, radiator, space for under stairs storage, thermostat, smoke alarm.

LOUNGE

13'8 into bay x 10'9 max (4.17m into bay x 3.28m max)

Floorboards, cornicing, radiator, double glazed bay window to front aspect, decorative fire surround.

DINING ROOM

12'4 max x 8'10 max (3.76m max x 2.69m max)

Floorboards, radiator, cornicing, part frosted UPVC double glazed door leading to courtyard garden.

KITCHEN

10'2 max x 7'4 max (3.10m max x 2.24m max)

Eye and base level cupboards and drawers, inset sink, electric cooker and four ring electric hob with extractor over, wine cooler, space for fridge freezer, space and plumbing for washing machine, vinyl flooring, part tiled walls, two small double glazed windows overlooking the courtyard.

BATHROOM

7'2 max x 4'11 max (2.18m max x 1.50m max)

Panelled bath with rainwater style shower head and further hand-held shower attachment, glass shower screen, wc, wash hand basin with vanity unit above, tiled flooring, heated towel rail, extractor fan, frosted double glazed window to rear aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, dado rail.

BEDROOM

14'3 max x 13'9 into bay (4.34m max x 4.19m into bay)

Floorboards, radiator, cornicing, double glazed bay window to front aspect.

BEDROOM

12'5 x 9' (3.78m x 2.74m)

Floorboards, radiator, double glazed window to rear aspect overlooking the garden and courtyard.

BEDROOM

13'1 max x 7'3 max (3.99m max x 2.21m max)

Floorboards, radiator, cupboard, double glazed window overlooking the garden.

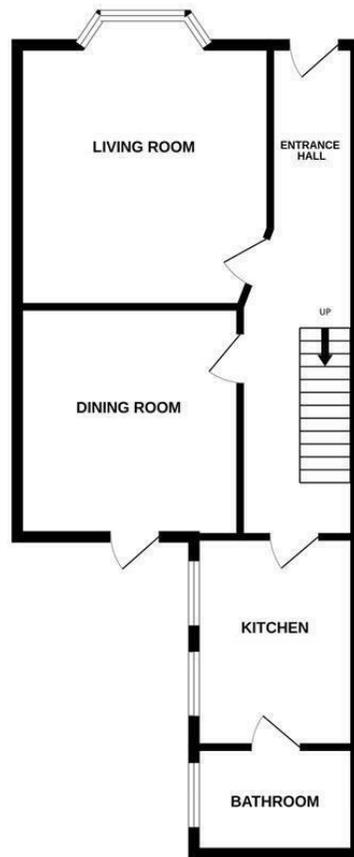
REAR GARDEN

Walled and fenced boundaries, paved seating area providing ample space for table and chairs.

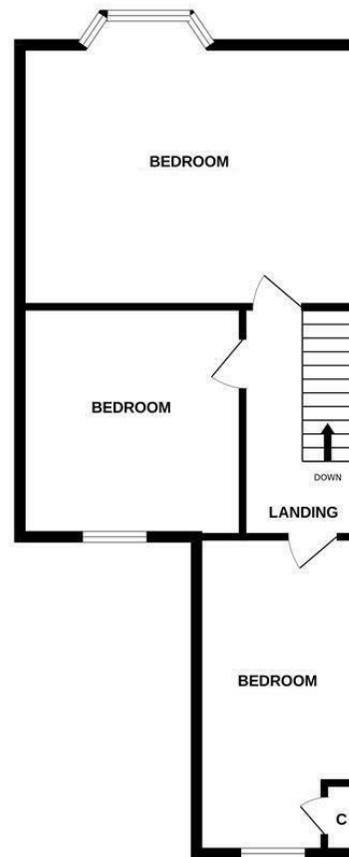
Council Tax Band: B



GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 sq.m.) approx.

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			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.