



ESTATE AGENTS

6, Alpine Road, Hastings, TN34 3JP

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

Price £310,000

PCM Estate Agents are delighted to present to the market CHAIN FREE this charming BAY FRONTED VICTORIAN TWO DOUBLE BEDROOM HOUSE, blending period character with modern comforts. Nestled in the highly sought-after WEST HILL area of Hastings, this home is perfectly positioned on a desirable road, just a short stroll from Hastings Old Town and the wide open spaces of the West Hill, with its breathtaking views.

The property has been well maintained, with recent works carried out to the roof including new batons and felt throughout, ensuring peace of mind for any future owner.

The accommodation is well-proportioned and comprises: a welcoming entrance hall, LOUNGE OPEN PLAN TO DINING ROOM—a wonderful space for entertaining—kitchen, landing, TWO GENEROUS DOUBLE BEDROOMS each with built-in wardrobes, bathroom with WC and an additional separate WC. Externally, the property benefits from a courtyard-style garden, providing a low-maintenance yet inviting outdoor space to enjoy.

This is a superb opportunity to secure a characterful Victorian home with kerb appeal in one of Hastings' most desirable locations. Viewing is highly recommended—contact the owner's agents today to arrange your appointment.

DOUBLE GLAZED FRONT DOOR

Leading to:

VESTIBULE

Wall mounted cupboard concealed consumer unit, partially wood panelled walls, dado rail, open plan to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, dado rail, radiator, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, door to open plan lounge-dining room.

LOUNGE AREA

13'7 into bay x 12' (4.14m into bay x 3.66m)

Fireplace, television and telephone points, radiator, coving to ceiling, double glazed bay window to front aspect.

DINING AREA

10'10 x 10'8 (3.30m x 3.25m)

Radiator, coving to ceiling, double glazed French doors onto the courtyard style rear garden.

KITCHEN

11'1 x 7'9 (3.38m x 2.36m)

Built with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces and tiled splashbacks, wall mounted cupboard concealed boiler, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, four ring gas hob with extractor over, waist level double oven, tiled flooring, coving to ceiling, radiator, double glazed window and door to side aspect providing access and outlook onto the courtyard garden.

SPLIT LEVEL LANDING

Coving to ceiling, dado rail, loft hatch providing access to loft space.

BEDROOM ONE

15'7 max x 14'2 narrowing to 10'8 (4.75m max x 4.32m narrowing to 3.25m)

Coving to ceiling, dado rail, television point, radiator, fitted wardrobes, double glazed window to front aspect in addition to a double glazed tilt and turn bay window to front aspect with views towards the West Hill and sea.

BEDROOM TWO

11'2 x 9'6 (3.40m x 2.90m)

Fitted wardrobe, coving to ceiling, exposed wooden floorboards, radiator, double glazed tilt and turn window to rear aspect.

BATHROOM

Cupboard with slatted shelves offering ample storage space, radiator, part tiled walls, wood laminate flooring, coving to ceiling, extractor fan, down lights, panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, dual flush low level wc, loft hatch providing access to an area of loft space, double glazed window with pattern glass to side aspect.

SEPARATE WC

Low level wc, wood laminate flooring, double glazed pattern glass window to side aspect.

COURTYARD GARDEN

Offering ample space for potted plants and patio furniture.

AGENTS NOTE

We are advised by the seller that in 2024 the property has had a new roof (batons/felt and lead). Original roof tiles used.

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 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.
Made with Metropix 5/2024



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		89
(81-91) B		
(69-80) C		68
(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