



4, Mount Pleasant Crescent, Hastings, TN34 3SG

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Price £374,950

PCM Estate Agents are delighted to present to the market this CHAIN FREE OLDER STYLE THREE STOREY FOUR BEDROOM HOUSE forming part of this ATTRACTIVE TERRACE and tucked away off the road with LOVELY TOWNSCAPE VIEWS including VIEWS TO THE SEA and HASTINGS CASTLE from the upper floor front facing accommodation.

The property offers many ORIGINAL PERIOD FEATURES including MARBLE FIREPLACES, EXPOSED BRICK FIREPLACES, HIGH CEILINGS, HIGH SKIRTING and EXPOSED WOODEN FLOORING. The property has a GOOD SIZED FRONT GARDEN and a COURTYARD STYLE REAR GARDEN.

Inside, you are greeted by a welcoming vestibule providing access to the entrance hall, BAY FRONTED LIVING ROOM with views over the front garden and MARBLE FIREPLACE, separate DINING ROOM with exposed brick FIREPLACE, kitchen, first floor landing, TWO DOUBLE BEDROOMS, bathroom and a SEPARATE WC, whilst to the second floor there are TWO FURTHER WELL-PROPORTIONED BEDROOMS. The front garden is laid to lawn with path to the front door, whilst the rear garden is a courtyard style with a brick built barbecuing area.

Whilst the property does present well to the market it is IN NEED OF SOME MODERNISATION in areas, but still retains a lot of its ORIGINAL PERIOD FEATURES and CHARM. This will make a LOVELY HOME for anyone looking for an OLDER STYLE PROPERTY in a SUPERB LOCATION.

Positioned within easy reach of Alexandra Park and nearby amenities. Viewing comes recommended, please contact the owners agents now to book your appointment.

ORIGINAL PERIOD FRONT DOOR

Partially glazed and opening to:

VESTIBULE

High ceilings, picture rail, exposed painted wooden floorboards, wooden partially glazed door to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, exposed painted wooden floorboards, telephone point, door leading to:

BAY FRONTED LIVING ROOM

16'8 into bay x 13'9 (5.08m into bay x 4.19m)

Approximate ceiling height 10'6, cornicing, picture rail, marble fireplace (not open) with stone hearth, high skirting boards, exposed painted wooden floorboards, two double radiators and a sash bay window to front aspect with views onto the front garden.

DINING ROOM

13' x 12'1 (3.96m x 3.68m)

Approximate ceiling height 10'6, exposed wooden floorboards, exposed brick fireplace with stone hearth, original storage cupboards either side of chimney breast offering a practical storage space, double radiator, wall mounted thermostat control for gas fired central heating, sash window to rear aspect with views onto the garden.

KITCHEN

13'3 x 8'8 (4.04m x 2.64m)

In need of some modernisation, space for electric cooker, space and plumbing for washing machine, inset drainer-sink unit, built in storage, under stairs storage cupboard, wall mounted boiler, dual aspect with windows to rear and side elevations, wooden partially glazed door opening to side providing access to the garden.

FIRST FLOOR LANDING

Split level with stairs rising to the second floor, storage cupboard, doors opening to:

BEDROOM

17'2 x 12'9 (5.23m x 3.89m)

High ceilings with cornicing, picture rail, exposed wooden floorboards, high skirting, period fireplace, double radiator, sash window to front aspect with a pretty townscape view and partial views of the sea and towards the West Hill.

BEDROOM

12'8 x 11'8 (3.86m x 3.56m)

Exposed painted wooden floorboards, fireplace, picture rail, built in storage cupboard, radiator, sash window to rear aspect.

BATHROOM

Bath with shower attachment, pedestal wash hand basin, dual flush low level wc, radiator, built in storage/ airing cupboard, sash window to rear aspect.

SEPARATE WC

Low level wc, sash window with obscured glass to side aspect.

SECOND FLOOR LANDING

Half landing with stairs leading to the main landing having Velux style window to rear aspect, loft hatch providing access to loft space, doors to:

BEDROOM

17'1 narrowing to 9' x 12'3 max (5.21m narrowing to 2.74m x 3.73m max)

Exposed brick fireplace, double radiator, sash windows to front aspect having lovely townscape views including views to the sea and Hastings Castle.

BEDROOM

11' x 9'4 (3.35m x 2.84m)

Radiator, exposed wooden floorboards, exposed brick fireplace, wall mounted wash hand basin, sash window to rear aspect.

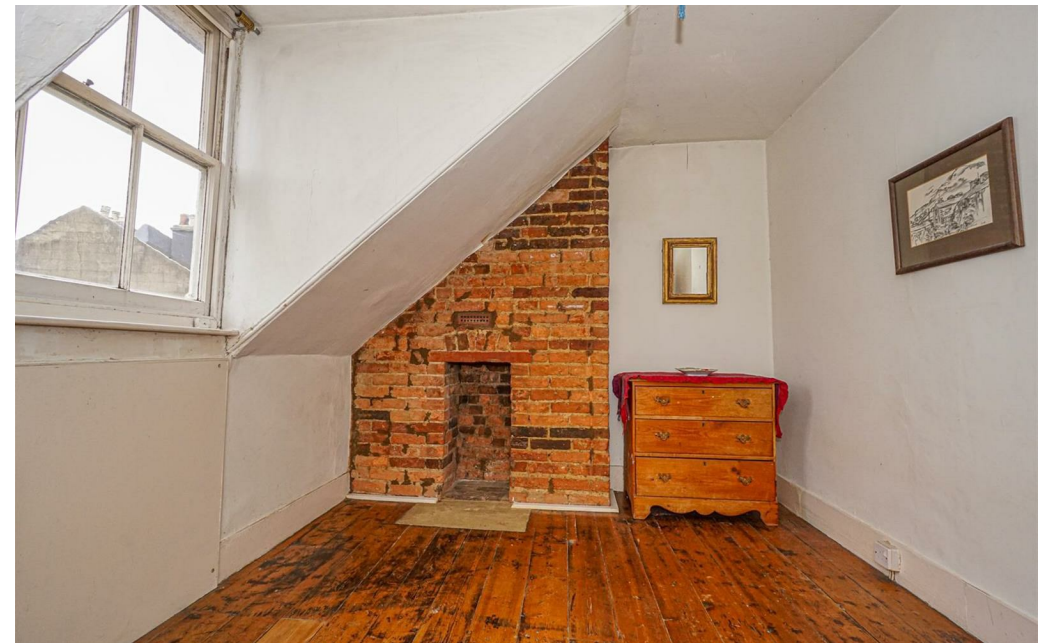
OUTSIDE - FRONT

The property is set back from the crescent, good sized front garden being laid to lawn with established plants and shrubs, path leading to front door.

GARDEN

Courtyard style with rear gated access, section of lawn and brick barbecuing area, wooden shed, walled boundaries. Offering ample outdoor space to eat al-fresco.

Council Tax Band: C





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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