PCM
ESTATE AGENTS

163, Bembrook Road, Hastings, TN34 3PD

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

Offers In Excess Of £310,000

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE THREE STOREY FOUR BEDROOM TOWNHOSUE, located in this favourable region of Hastings, bordering the sought-after West Hill with lovely OPEN VIEWS to the front of the property, over the East Hill and including VIEWS OF THE SEA.

Accommodation is arranged over thee floors comprising a porch leading to an entrance hall, OPEN PLAN KITCHEN-DINING ROOM with access onto the LOW-MAINTENANCE GARDEN, and a BEDROOM/ RECEPTION ROOM also located on this level. To the first floor there is a SPACIOUS LIVING ROOM, further BEDROOM and also a STUDY, whilst to the second floor there are TWO FURTHER BEDROOMS and a SHOWER ROOM. The property has gas central heating, double glazing and OFF ROAD PARKING for to to two vehicles.

Conveniently positioned just a short stroll from Hastings historic Old Town and the OPEN PANORAMIC VIEWS of the West Hill itself, as well as being just a short distance from Hastings town centre, having access to the mainline railway station with convenient links to London.

This MODERN ADAPTABLE TOWNHOUSE is located in a sought-after area and must be viewed to fully appreciate the convenient space on offer. Please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR
Opening into:

PORCH
Offering a spacious and practical space to take off coats and shoes, built in storage cupboard, double glazed window and door opening to:

ENTRANCE HALL
Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, doors to:

LOUNGE-DINER
13'8 x 11'11 (4.17m x 3.63m)
Wood flooring, radiator, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, space and plumbing for appliances such as washing machine, tall fridge freezer and tumble dryer, ample space for dining table, tiled splashbacks, double glazed window and sliding patio doors providing access to the garden.

BEDROOM/ RECEPTION ROOM
16'9 x 7'4 (5.11m x 2.24m)
Inset spotlight, electric radiator, double glazed window to front aspect having lovely views toward the East Hill and including views of the sea.

FIRST FLOOR LANDING
Leading directly to:

LIVING ROOM
14' x 13'9 (4.27m x 4.19m)
Radiator, television point, fireplace, stairs rising to the second floor, double glazed windows to front aspect having lovely views toward the East Hill and including views of the sea.

BEDROOM
9'2 x 7'3 (2.79m x 2.21m)
Radiator, double glazed window to rear aspect.

STUDY
7'6 x 4'5 (2.29m x 1.35m)
Radiator, double glazed window to rear aspect.

SECOND FLOOR LANDING
Loft hatch, doors to:

BEDROOM
11'4 x 11'4 (3.45m x 3.45m)
Radiator, built in cupboard, double glazed window to front aspect with far reaching views toward the East Hill and including views of the sea.

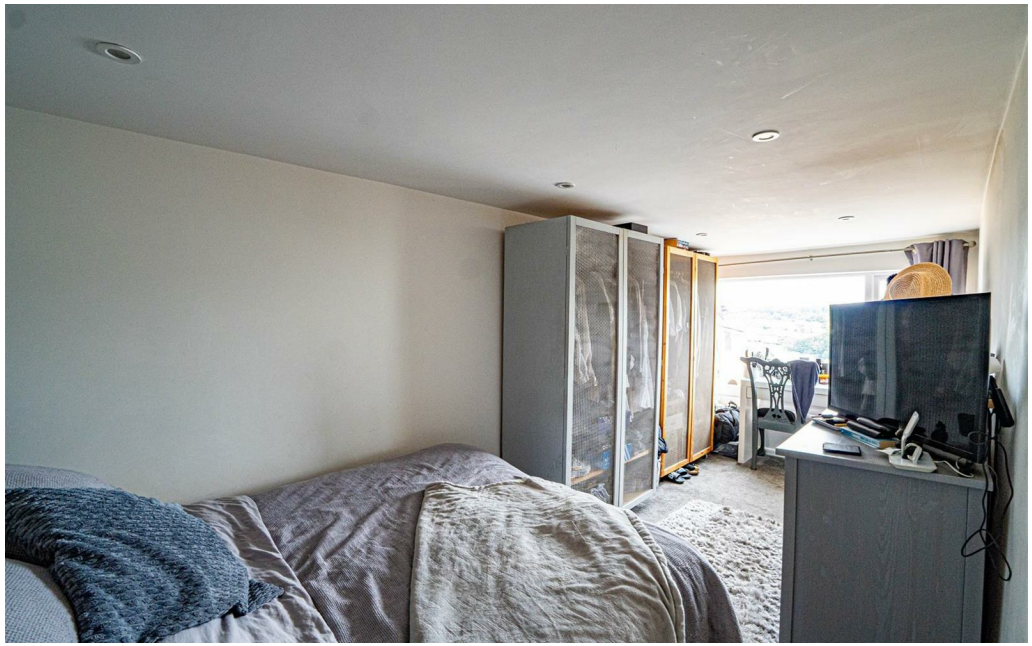
BEDROOM
10'1 x 7'3 (3.07m x 2.21m)
Radiator, double glazed window to rear aspect.

SHOWER ROOM
Walk-in shower enclosure with rain style shower head, heated towel rail, wash hand basin, part aquaborded and part tiled walls, double glazed window to rear aspect.

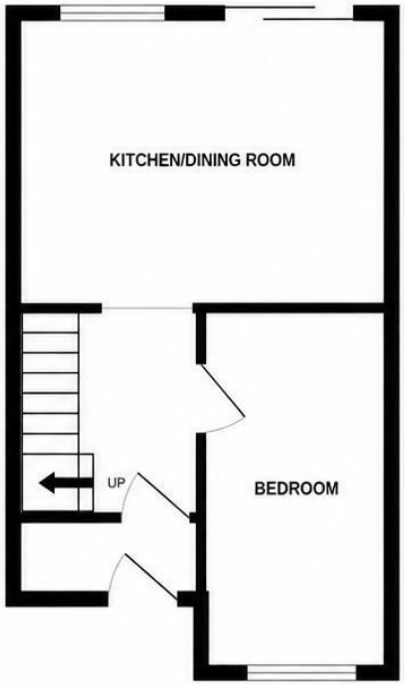
OUTSIDE - FRONT
Block paved drive providing off road parking for two vehicles.

REAR GARDEN
Low-maintenance laid with patio, offering ample space to eat al-fresco and entertain, fenced boundaries.

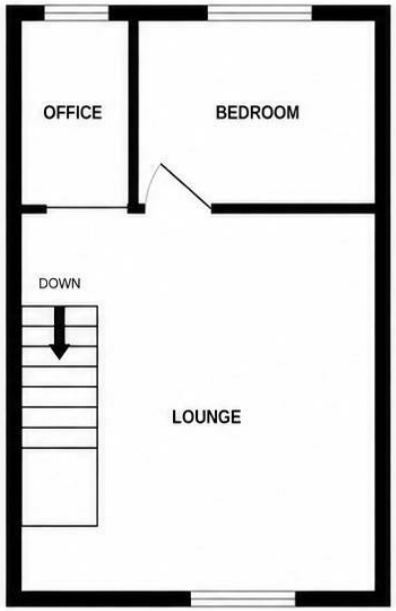
Council Tax Band: B



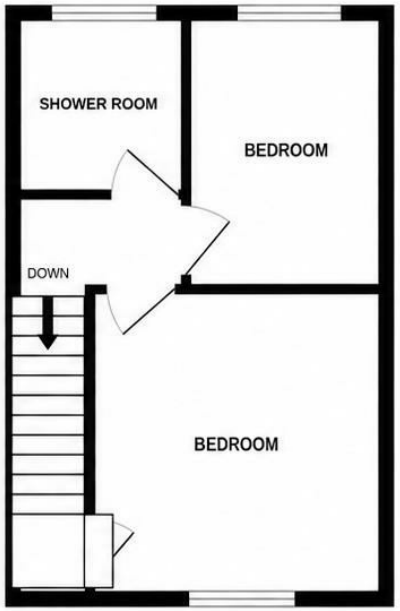
GROUND FLOOR



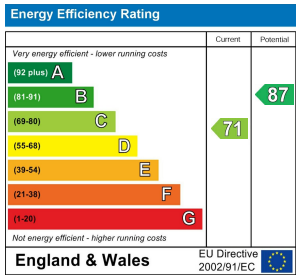
1ST FLOOR

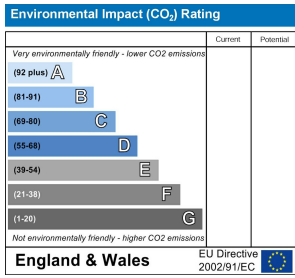


2ND FLOOR



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 ©2025





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.