



ESTATE AGENTS

55, Castle Hill Road, Hastings, TN34 3RA

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

Price £295,000

PCM Estate Agents are delighted to present to the market this BEAUTIFULLY PRESENTED THREE BEDROOM OLDER-STYLE HOME, ideally positioned on the CUSP OF THE WEST HILL, within moments of HASTINGS TOWN CENTRE with its comprehensive range of amenities, within easy reach of HASTINGS MAINLINE RAILWAY STATION and the seafront promenade. The property is offered to the market CHAIN FREE.

The property is arranged over three floors and comprises a WELCOMING LOUNGE and MODERN KITCHEN to the ground floor. The first floor offers a LARGE DOUBLE BEDROOM together with a WET ROOM-STYLE SHOWER ROOM. To the second floor, the landing benefits from a Velux window providing an abundance of natural light, with access to two further bedrooms.

The property enjoys PLEASANT VIEWS FROM THE MAIN BEDROOM OF HASTINGS CASTLE, whilst the rear walkway provides access to a USEFUL STORAGE CUPBOARD.

The property is also conveniently located within EASY WALKING DISTANCE OF THE HEART OF HASTINGS OLD TOWN, with its historic charm, independent shops, restaurants, bars and further amenities, whilst the green open space of WEST HILL is also close by.

VIEWING IS HIGHLY RECOMMENDED. Please call the owners' SOLE AGENTS, PCM ESTATE AGENTS, now to arrange your appointment to view.

PRIVATE FRONT DOOR

Opening to:

LIVING ROOM

11'7 x 10'7 (3.53m x 3.23m)

Radiator, single glazed window to front aspect, step rising to:

INNER HALLWAY

Staircase rising to upper floor accommodation, understairs storage cupboard, radiator.

KITCHEN

9'3 max x 8'8 (2.82m max x 2.64m)

Modern fitted kitchen comprising a range of eye and base level cupboards and drawers with work surfaces over, four ring electric hob with extractor above and electric oven below, space for under counted fridge/freezer, space and plumbing

for washing machine, wall mounted gas boiler, radiator, part tiled walls, double glazed window to rear aspect, door opening to rear.

HALF LANDING

Wall mounted thermostat, few steps up to Upper Floor.

WET ROOM

Shower with rain style shower head, glass shower screen, wash hand basin with storage below, vanity mirror over, wc, tiled walls, tiled flooring, chrome heated towel rail, single glazed window to rear aspect.

FIRST FLOOR LANDING

Staircase rising to upper floor accommodation.

BEDROOM

11'9 x 10'6 (3.58m x 3.20m)

Radiator, exposed wooden floorboards, double glazed window to front aspect.

SECOND FLOOR HALF LANDING

Velux roof window providing natural light to hallway, two storage cupboards, turned staircase rising to upper floor.

BEDROOM

9'6 max narrowing to 6'9 x 8'5 (2.90m max narrowing to 2.06m x 2.57m)

Radiator, exposed wooden floorboards, double glazed window to rear aspect.

SECOND FLOOR LANDING

Door to:

BEDROOM

11'9 x 10'6 (3.58m x 3.20m)

Exposed wooden floorboards, feature fireplace surround with stone hearth, radiator, double glazed window to front aspect.

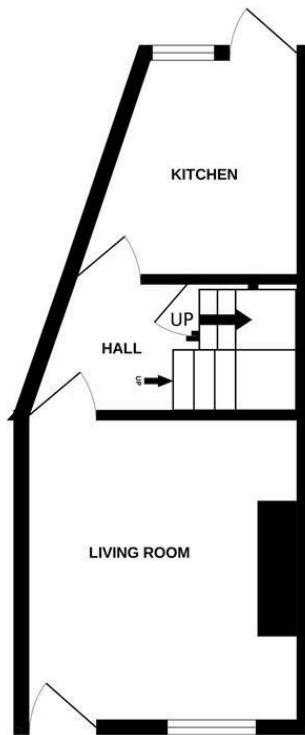
OUTSIDE REAR

From the Kitchen, there is a shared walkway between neighbouring properties which provides access via a stone path to a communal gate which provides access to the road, storage shed.

Council Tax Band: A



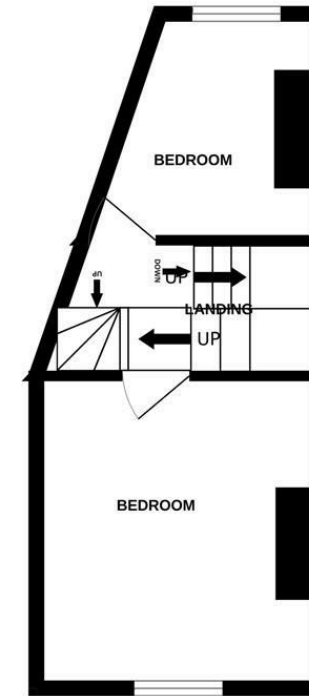
GROUND FLOOR



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.
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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		
(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	