



ESTATE AGENTS

121, Mount Pleasant Road, Hastings, TN34 3SL

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

Price £375,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this THREE STOREY VICTORIAN FIVE BEDROOM HOUSE, conveniently positioned within easy reach of Hastings Town Centre, Alexandra park, and nearby local amenities. Offered to the market CHAIN FREE.

Accommodation is arranged over three floors comprising a vestibule, spacious entrance hall, DUAL ASPECT LOUNGE-DINING ROOM, kitchen with access to the garden, and a DOWNSTAIRS WC. To the first floor there are TWO SPACIOUS BEDROOMS and a LUXURIOUS BATHROOM with bath and separate double shower, whilst to the second floor there are THREE FURTHER WELL-PROPORTIONED BEDROOMS. The property enjoys modern comforts including gas fired central heating and double glazed windows where stated. The property could benefit from some updating in areas, but this offers the perfect opportunity for someone to put their own personality into this Victorian home and make it their own.

Externally, the rear garden is level with a patio area, section of lawn and PLEASANT TOWNSCAPE VIEWS over Hastings.

Please call the owners agents now to book your viewing and avoid disappointment.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening to:

VESTIBULE

High ceilings with Victorian ornate cornicing, further wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, few steps down to the kitchen located at the rear, Victorian detailing including cornicing, radiator, doors to:

LOUNGE

15'5 into bay x 13'9 max (4.70m into bay x 4.19m max)

High ceiling with cornicing, picture rail, ceiling rose, radiator, marble fireplace, double glazed bay window to front aspect, open plan to:

DINING ROOM

13'x 10'8 (3.96mx 3.25m)

High ceilings, fireplace, radiator, double glazed window to rear aspect.

KITCHEN-BREAKFAST ROOM

19'6 x 9'1 (5.94m x 2.77m)

Three double glazed windows to side aspect, double glazed door to the garden, additional window to rear aspect, radiator and parquet flooring (unfinished). Fitted with a matching range of matching eye and base level cupboards and drawers with worksurfaces over, space for range style cooker, inset drainer-sink unit with mixer tap, space for appliances including tall fridge freezer, radiator, door to:

DOWNSTAIRS WC

Part tiled walls, tiled flooring, low level wc, wash hand basin, radiator, window to rear aspect.

FIRST FLOOR LANDING

Split level with exposed wooden floorboards, stairs rising to the second floor, radiator, large built in cupboard having plumbing for washing machine and the wall mounted boiler, doors to:

BEDROOM

16'5 x 15'2 into bay narrowing to 12'3 (5.00m x 4.62m into bay narrowing to 3.73m)

High ceilings with Victorian detailing including cornicing, picture rail, high skirting boards and fireplace, radiator, double glazed bay window to front aspect, further double glazed window to front aspect.

BEDROOM

15'9 x 10' (4.80m x 3.05m)

Exposed wooden floorboards, radiator, fireplace, double glazed window to rear aspect with lovely townscape views.

BATHROOM

Stand alone Victorian bathtub with freestanding mixer tap and shower attachment, walk-in double shower enclosure with twin rain style shower head and twin hand-held shower attachment, vanity enclosed wash hand basin with stone top and mixer tap, concealed cistern dual flush low level wc, part tiled walls, tiled flooring, heated towel rail, double glazed window to rear aspect with townscape views.

SECOND FLOOR LANDING

With half-landing having double glazed window to rear aspect with lovely townscape views, main landing with loft hatch and wooden pull down ladder, doors to:

BEDROOM

13' x 9'7 (3.96m x 2.92m)

Fireplace, radiator, double glazed window to front aspect with views over Hastings and partial views of the sea.

BEDROOM

11'8 x 13'5 (3.56m x 4.09m)

Radiator, coving to ceiling, double glazed window to rear aspect with townscape views.

BEDROOM

13'2 x 6'4 (4.01m x 1.93m)

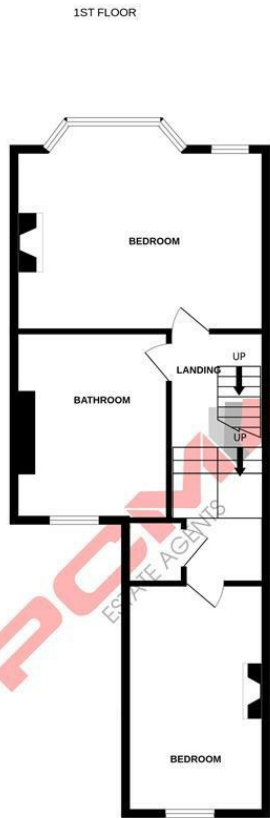
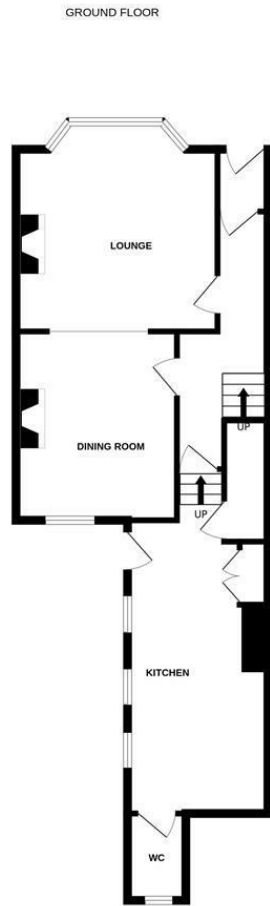
Radiator, double glazed window to front aspect with views over Hastings and partial views of the sea.

REAR GARDEN

Patio area, section of lawn, pleasant townscape views, outside water tap and fenced boundaries.

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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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			