



ESTATE AGENTS

11, Prospect Place, Hastings, TN34 1LN

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

Offers In Excess Of £475,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this CHAIN FREE, OLDER STYLE, THREE STOREY, THREE/ FOUR BEDROOM TERRACED HOME. Positioned in the heart of Hastings town centre, just a short walk from a vast range of amenities including Hastings railway station with convenient links to London, Priory Meadow Shopping Centre, the seafront, Hastings Old Town and St Leonards.

This home is UNIQUE and INDIVIDUAL, offering accommodation arranged over three floors comprising a welcoming and bright entrance hall, a BAY FRONTED LIVING ROOM with WOOD BURNER and lots of natural light, having views over the town, to the Castle and including VIEWS OF THE SEA. There is also a BEDROOM on the ground floor. To the first floor there is a bright landing providing access to TWO DOUBLE BEDROOMS, both again benefitting from FAR REACHING VIEWS to the castle and the sea, and a LOVELY BATHROOM. To the lower floor there is a WC and a FURTHER RECEPTION SPACE with WOOD BURNING STOVE and access onto the COURTYARD GARDEN, as well as an IMPRESSIVE OPEN PLAN KITCHEN-DINING ROOM with further access to the courtyard garden. Accommodation is both adaptable, well-proportioned and well-decorated.

The COURTYARD GARDEN is low-maintenance and walled, offering plenty of space to eat al-fresco and entertain, and to soak in the lovely atmosphere created by the sea views and views of the Castle.

This OLDER STYLE TERRACED HOME must be viewed to fully appreciate the convenient PRIME POSITION on offer. Please call the owners agents now to book your viewing.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening to:

IMPRESSIVE AND INVITING SPLIT LEVEL ENTRANCE HALL

Painted wooden floorboards, stairs to upper and lower floor accommodation, large wooden framed window to front aspect, dado rail, partially wood panelled walls, radiator, offering an incredibly light and inviting space with storage, doors to:

LOUNGE-SNUG

19'3 max into bay x 12'9 max (5.87m max into bay x 3.89m max)
Impressive reception space with a large deep bay window to rear aspect offering outstanding townscape views as far as Hastings Castle and to the sea, wood burning stove, painted wooden floorboards, ceiling rose, corncicing, radiator.

BEDROOM/ RECEPTION ROOM

10'9 x 9' (3.28m x 2.74m)
Painted wooden floorboards, high ceilings with corncicing, radiator, sash window to rear aspect framing lovely townscape views as far as Hastings Castle, including viws to the sea.

LOWER FLOOR HALL

Split level, door sized storage cupboard, access to:

WC

Low level wc, wash hand basin with radiator, exposed painted wooden floorboards, extractor for ventilation.

FORMAL DINING ROOM

14'2 x 11'3 (4.32m x 3.43m)
Offering an adaptable space that could be utilised as a formal dining room or an additional living space. Painted wooden floorboards, radiator, wood burning stove, built in storage, window to rear aspect overlooking the courtyard garden and double opening doors providing access to the courtyard garden.

KITCHEN

10'6 x 9'1 (3.20m x 2.77m)
Tiled flooring, fitted with a range of base level cupboards and drawers with solid wood worksurfaces over, inset Belfast sink with mixer tap, space for Range style cooker, small under stairs storage cupboard, integrated dishwasher, open plan to:

DINING/BREAKFAST AREA

8'5 x 8'5 (2.57m x 2.57m)
Continuation of the tiled flooring, radiator, dual aspect with window to rear and side elevations overlooking the courtyard garden and views to the sea beyond, as well as Hastings Castle, door opening to the courtyard garden.

FIRST FLOOR LANDING

Painted wooden floorboards, window to front aspect allowing lots of natural afternoon light to come in, doors to:

BEDROOM

14'5 x 12'6 (4.39m x 3.81m)

Exposed wooden floorboards, radiator, fireplace, two radiators, dual aspect room with sash window to front aspect and sash window to the rear with views over neighbouring rooftops, out to sea and as far as Hastings Castle and the West Hill.

BEDROOM

11'1 x 9'11 (3.38m x 3.02m)

Painted wooden floorboards, radiator, fireplace, sash window to rear aspect having lovely views over neighbouring rooftops, out to sea and as far as Hastings Castle and West Hill.

BATHROOM

Part tiled walls, painted wooden floorboards, radiator, heated towel rail, low level wc, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, over stairs storage space, sash window to side aspect.

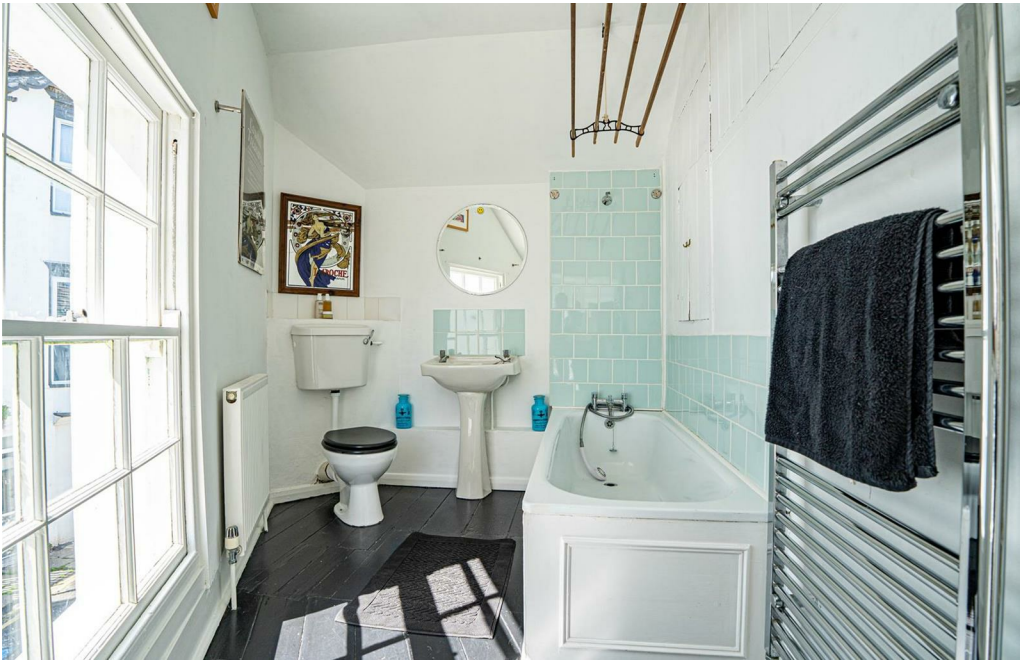
COURTYARD GARDEN

Low-maintenance and walled with a concrete patio offering an ample low-maintenance space to eat al-fresco, entertain and soak in those lovely townscape views to the sea and Hastings Castle.

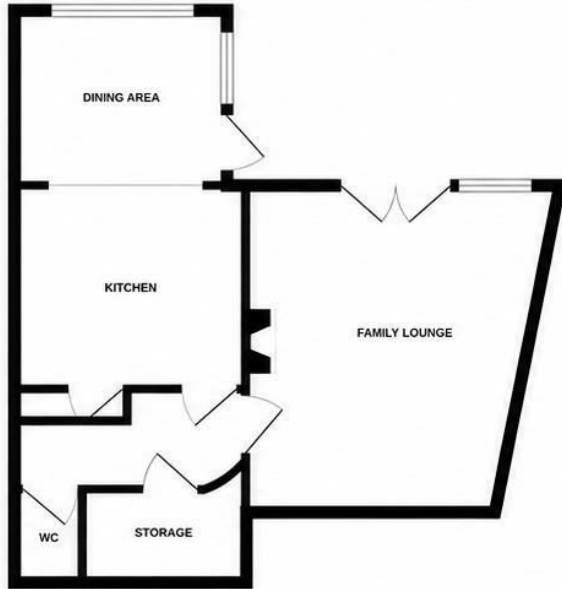
Council Tax Band: B



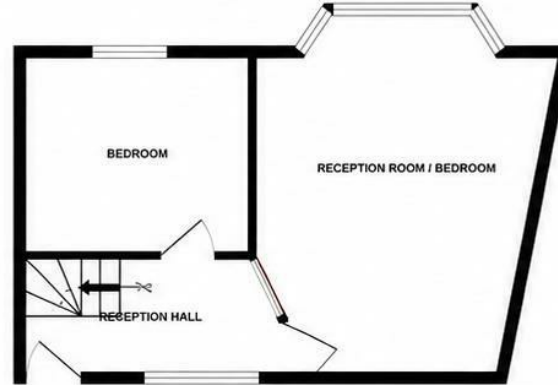




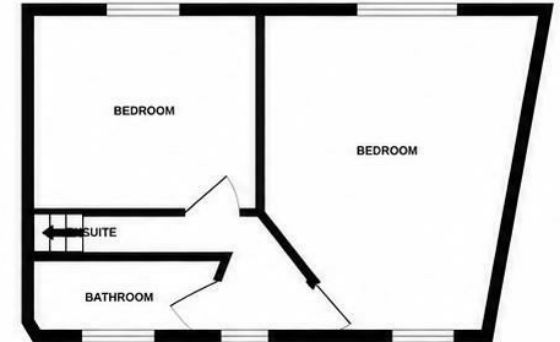
GARDEN LEVEL



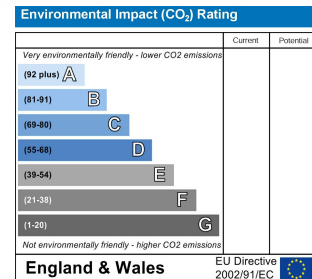
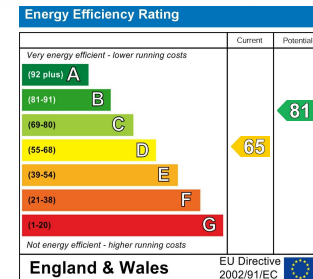
HALL FLOOR



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 ©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.