



ESTATE AGENTS

**105, Castle Hill Road, Hastings, TN34 3RD**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £480,000**

PCM Estate Agents welcome to the market an opportunity to acquire this 1950's THREE BEDROOM TERRACED FAMILY HOME, positioned on the West Hill with LOVELY VIEWS EXTENDING OVER THE WEST HILL, including views of the Old Town, the sea and the East Hill lift.

This property REQUIRES SOME IMPROVEMENT and allows the eventual buyer to put their own personality into this WONDERFUL HOME to make it their own and add value whilst doing so.

Accommodation is arranged over two floors comprising an entrance hall, DUAL ASPECT OPEN PLAN LOUNGE-DINING ROOM, kitchen, rear lobby providing access to the garden, upstairs landing, THREE BEDROOMS, two of which having those LOVELY VIEWS, and a family bathroom. Externally the property has a PRIVATE REAR GARDEN.

Positioned just a short stroll to Hastings historic Old Town with its range of amenities, seafront and promenade, as well as being within easy reach of the town centre, mainline railway station and convenient links to London.

Please call the owners agents now to book your viewing.

#### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Opening into:

#### **ENRANCE HALL**

Stairs rising to upper floor accommodation, under stairs storage cupboard, oak flooring, high ceilings with picture rail, wall mounted thermostat control for gas central heating, radiator, doors to:

#### **DINING ROOM**

13' max x 9'4 (3.96m max x 2.84m)

Oak flooring, picture rail, wall mounted boiler, serving hatch through to kitchen, two double glazed windows to rear aspect with views onto the garden, large opening to:

#### **LIVING ROOM**

18' into bay x 13'3 (5.49m into bay x 4.04m)

Continuation of the oak flooring, tiled open working fireplace, three interlinking radiators, telephone point, picture rail, television point, double glazed bay window to front aspect with views onto the West Hill, partial views of the top of the East Hill lift and views of the sea.

#### **KITCHEN**

10'2 x 8'6 (3.10m x 2.59m)

Fitted with a range of base level cupboards and drawers with worksurfaces over, wall mounted display cupboard with shelving and glass doors, inset Belfast sink, serving hatch through to kitchen, space for cooker, space and plumbing for washing machine, larder style cupboard with shelving, part tiled walls, wooden sash window to rear aspect and wooden partially glazed door to:

#### **REAR LOBBY**

6'8 x 8'2 (2.03m x 2.49m)

Part brick construction, double glazed window to side aspect, double glazed window and door to rear aspect with views and access onto the garden.

#### **FIRST FLOOR LANDING**

Loft hatch, providing access to:

#### **BEDROOM**

18'7 into bay x 11'9 (5.66m into bay x 3.58m)

Picture rail, built in wardrobe, double radiator, double glazed bay window to front aspect with lovely views over the East Hill, towards the Old Town, with views of the sea and the East Hill Lift, as well as partial views of Hastings Castle throughout the winter months when the trees are bare.

#### **BEDROOM**

14'5 x 10'6 (4.39m x 3.20m)

Built in wardrobe, picture rail, radiator, double glazed window to rear aspect with pleasant townscape views.

#### **BEDROOM**

10'2 x 8'9 (3.10m x 2.67m)

Double radiator, double glazed window to front aspect with lovely views extending over the West Hill, to the Old Town, with views of the East Hill Lift and to the sea.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, wall mounted wash hand basin, high flush wc, part tiled walls, heated towel rail, airing cupboard housing immersion heater and offering additional storage space, double glazed pattern glass window to rear aspect.

#### **OUTSIDE - FRONT**

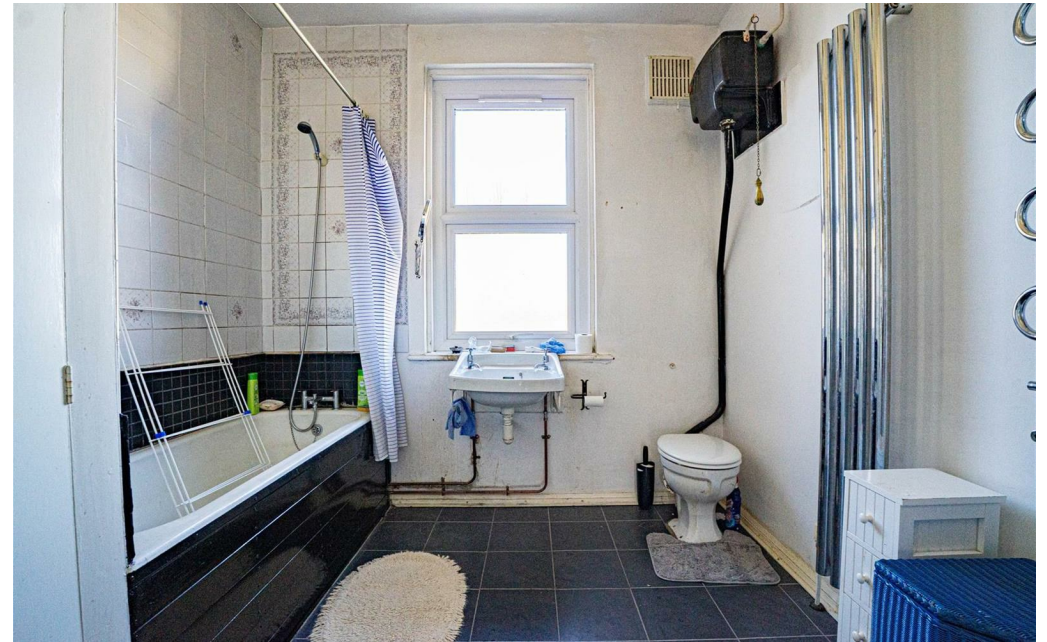
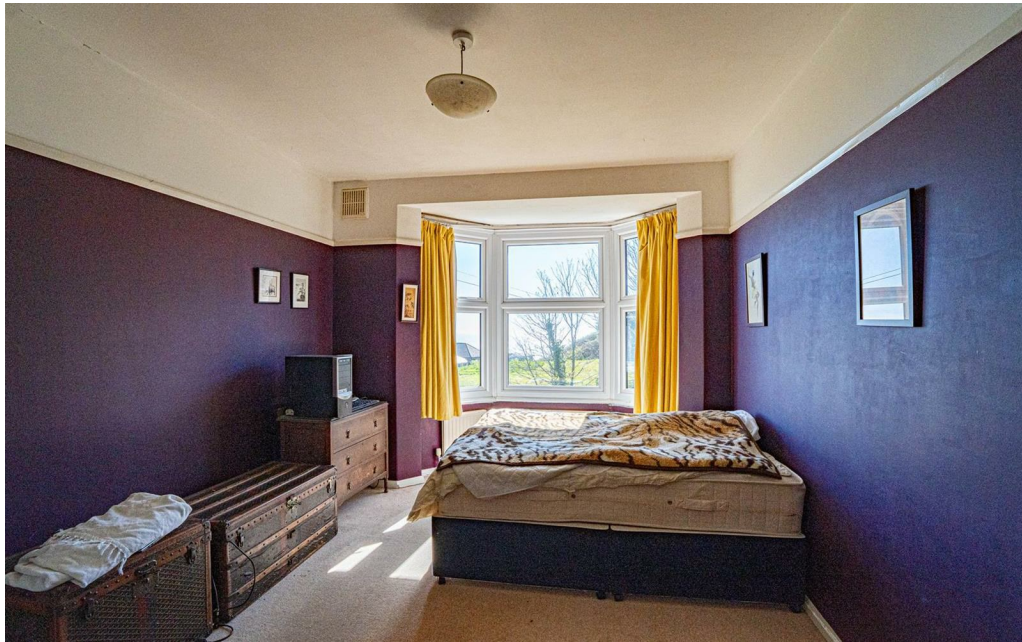
The property is set back from the road and occupies a slightly elevated position with a shared path, lawned front garden, walled front boundaries and pathway to the front door.

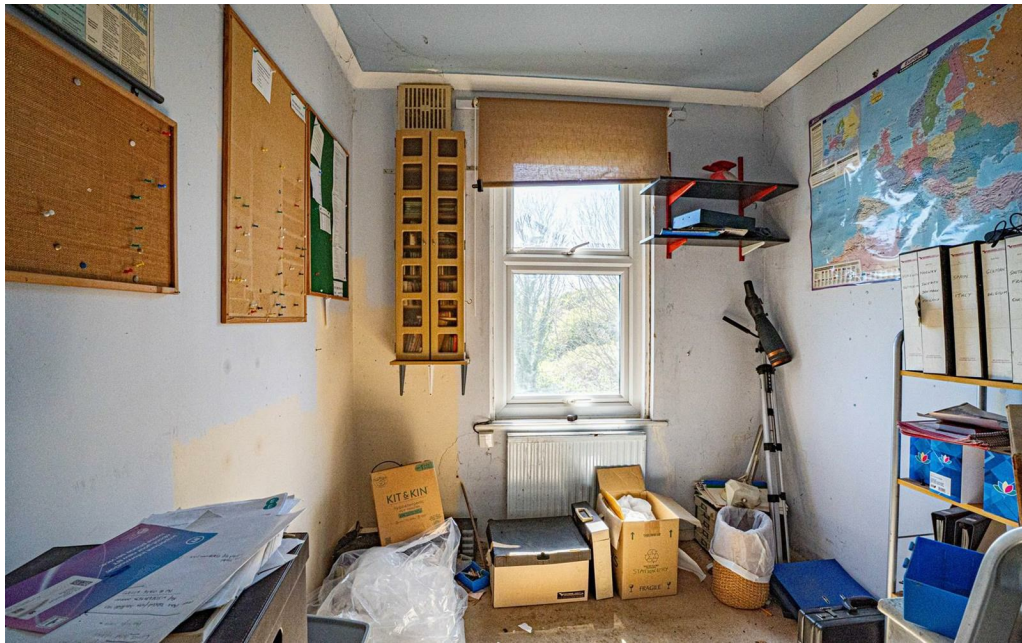
#### **REAR GARDEN**

Laid to lawn with patio abutting the property, rear gated access.

Council Tax Band: C

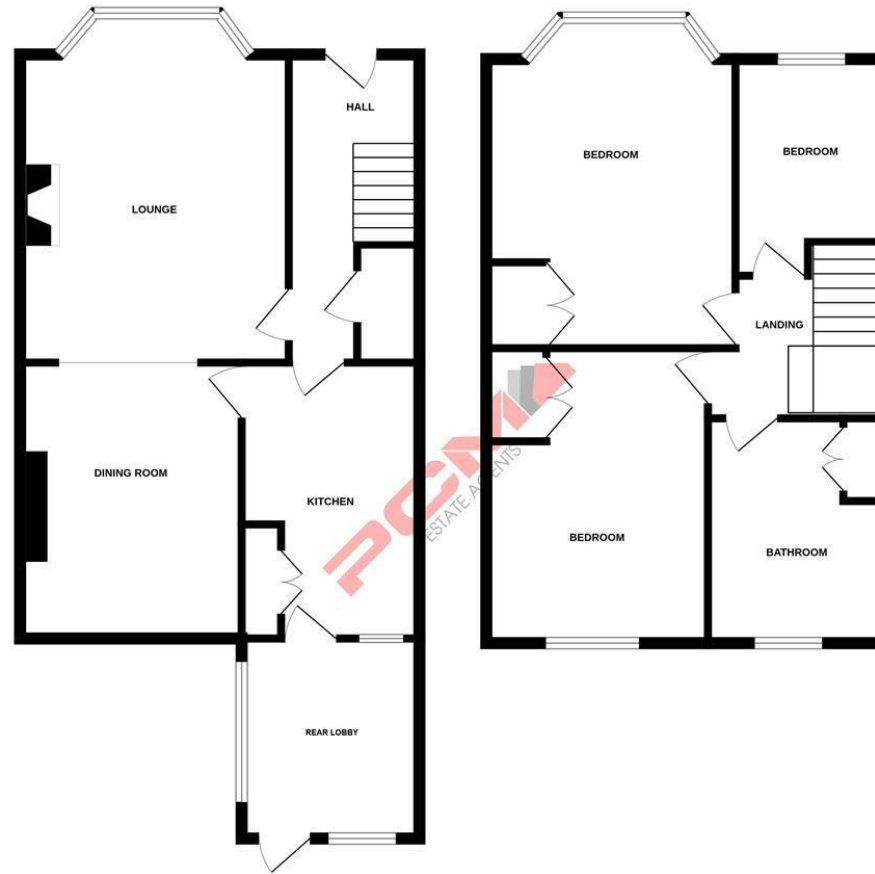






GROUND FLOOR

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.