



PCMA
ESTATE AGENTS

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Price £550,000

An opportunity has arisen to acquire this FOUR BEDROOM PERIOD HOME offering deceptively spacious accommodation spanning FOUR STOREYS. Located on this sought-after and quiet road within easy reach of Hastings historic Old Town, the West Hill and the town centre with its mainline railway station and seafront.

This FANTASTIC VICTORIAN RESIDENCE offers spacious and versatile accommodation throughout whilst retaining a plethora of ORIGINAL FEATURES, an array of FIREPLACES, HIGH CEILINGS and EXPOSED WOODEN FLOORBOARDS. The ground floor comprises an entrance hallway, LOUNGE with WORKING FIREPLACE and a BEDROOM/ SITTING ROOM, to the lower floor there is a GENEROUS KITCHEN being OPEN PLAN to a DINING ROOM with WORKING LOG BURNER and leading out to the garden, whilst also featuring access to a LARDER, UTILITY ROOM and a DOWNSTAIRS WC. To the first and second floor there are a FURTHER THREE DOUBLE BEDROOMS enjoying FANTASTIC TOWNSCAPE VIEWS to the rear, in addition to a bathroom and SEPARATE WC.

Conveniently located on a sought-after road within easy reach of Hastings Old Town and town centre with their great range of amenities. The property is considered an IDEAL FAMILY HOME and viewing comes highly recommended via PCM Estate Agents.

Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Door leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, sash window to rear aspect enjoying a pleasant outlook.

LOUNGE

15'3 max x 12'11 max (4.65m max x 3.94m max)

Feature marble fire surround with working fireplace, bay window to front aspect, ceiling cornicing, ceiling rose, shelving built into recess, radiator.

BEDROOM/ SITTING ROOM

15'10 max x 11'5 max (4.83m max x 3.48m max)

Marble fireplace, ceiling cornicing, ceiling rose, radiator, bay window to rear aspect enjoying pleasant views over rooftops.

LOWER FLOOR HALL

Storage cupboard, further under stair storage cupboard, door to rear aspect leading out to the garden.

DINING ROOM

15'7 max x 11'5 max (4.75m max x 3.48m max)

Spacious light and airy room with working log burning stove, ceiling cornicing, ceiling rose, radiator, bay with double doors and windows to rear aspect leading out to the garden, open plan to:

KITCHEN-BREAKFAST ROOM

14'10 max x 13' max (4.52m max x 3.96m max)

Generously sized and comprising a range of fitted units, worksurfaces, space for breakfast table and chairs, space for range cooker, tiled flooring, generous larder cupboard providing ample storage space and room for fridge freezer, bay window to front aspect, door to:

UTILITY ROOM

Space for further appliances, plumbing for washing machine, wall mounted gas fired boiler, built in storage cupboard (formerly used as a bathroom), window and door to side aspect leading to a front courtyard with steps rising to street level.

WC

Wash hand basin with tiled splashbacks, window to rear aspect.

FIRST FLOOR LANDING

Split level landing with stairs rising to the second floor accommodation.

WC

Wash hand basin with tiled splashback, wc, obscured window to rear aspect.

BEDROOM

15'11 max x 11'11 max (4.85m max x 3.63m max)

Feature fire surround, wardrobe built into recess, radiator, bay window to rear aspect enjoying pleasant views over the town.

BEDROOM

15'3 max x 11'11 max (4.65m max x 3.63m max)

Bay window to front aspect, radiator.

BATHROOM

9'4 x 5'1 (2.84m x 1.55m)

Panelled bath with mixer tap and shower attachment above, wash hand basin set into worksurfaces with built in storage cupboard, radiator, window to front aspect.

SECOND FLOOR LANDING

Split level with windows to rear aspect, built in storage cupboard.

BEDROOM

15'8 x 10'3 (4.78m x 3.12m)

Window to rear aspect envying fantastic views over the town, radiator.

SHOWER ROOM

7'2 x 5'9 (2.18m x 1.75m)

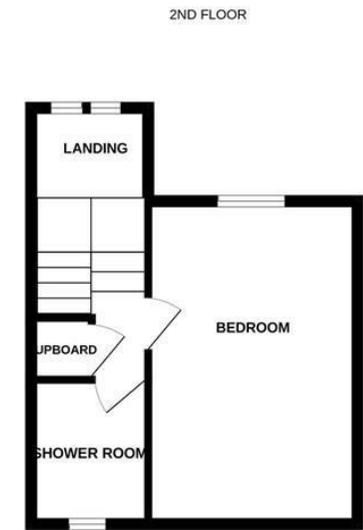
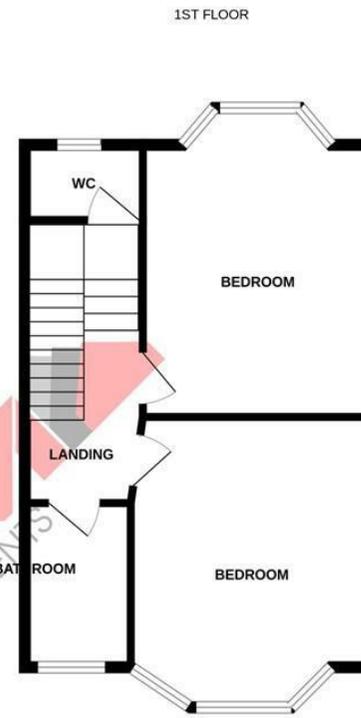
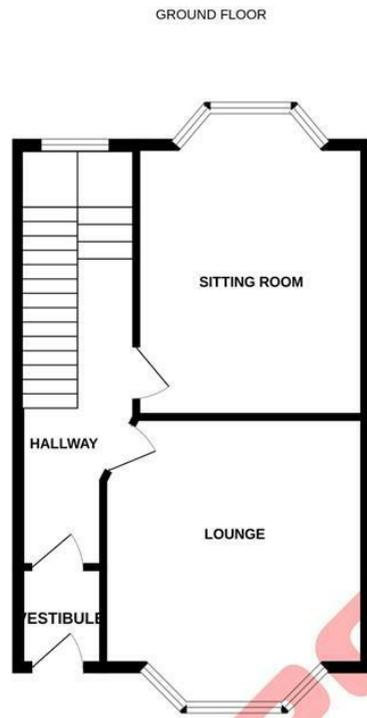
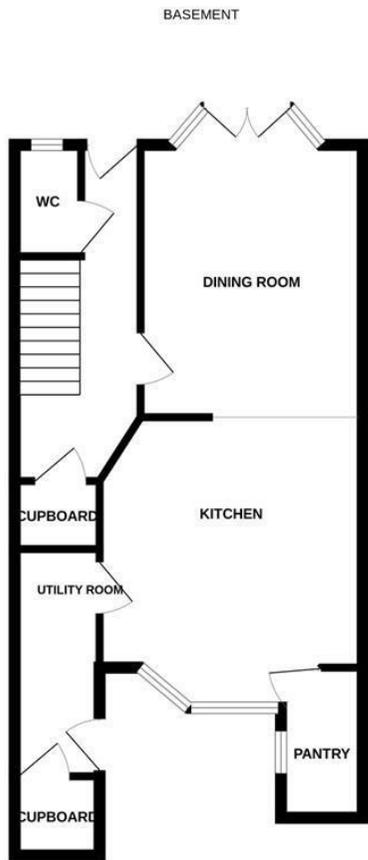
Modern suite comprising a walk in shower with shower screen, dual flush wc, wash hand basin with tiled splashback, radiator, Velux window to front aspect.

REAR GARDEN

Private and enclosed, enjoying a sunny aspect and featuring a plethora of mature shrubs, plants and trees, gate providing rear pedestrian access.

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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