



PCM
ESTATE AGENTS

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Offers In Excess Of £625,000

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this VICTORIAN SEMI-DETACHED FOUR STOREY, FOUR/ FIVE BEDROOM HOUSE conveniently located in the lower region of Clive Vale within walking distance to Hastings historic Old Town, a number of popular schooling establishments and nearby amenities.

The property features a LARGE GARDEN which extends behind neighbouring properties with a NATURAL FRESHWATER VICTORIAN POND offering a tranquil setting for those enjoying the outside. Inside, the property offers versatile accommodation with well-proportioned rooms arranged over the four floors comprising vestibule, LIVING ROOM and BEDROOM, to the first floor there are TWO FURTHER BEDROOMS and a bathroom, whilst to the second floor is a FURTHER BEDROOM. To the lower floor is an OPEN PLAN KITCHEN-DINING ROOM, further RECEPTION ROOM with WOOD BURNING STOVE and a BEAUTIFUL CONSERVATORY overlooking the TRANQUIL GARDEN.

The accommodation is versatile and could be used as a four or five bedroomed house depending on how you would like to utilise the space. There are also PLEASANT VIEWS extending off the back of the house.

If you are seeking a versatile LARGE VICTORIAN HOME in this incredibly coveted location, we would highly recommend viewing to fully appreciate the convenient position on offer and the HIGH QUALITY of the accommodation.

DOUBLE GLAZED FRONT DOOR

Opening to:

VESTIBULE

High ceilings with cornicing, dado rail, further double opening wooden partially glazed doors to:

ENTRANCE HALL

Stairs top upper and lower floor accommodation, column style radiator, cornicing, dado rail, telephone point, wall mounted thermostat control for gas fired central heating, door to:

LARGE CLOAKS CUPBOARD

6'1 x 3'6 (1.85m x 1.07m)

This could be re-instated to a wc, exposed wooden floorings, radiator, window to rear aspect.

LIVING ROOM

17'9 into bay x 13'6 (5.41m into bay x 4.11m)

Ceiling height 10', cornicing, picture rail, ornate marble fireplace, high skirting, column style radiator, exposed painted wooden floorboards, deep sash bay window to front aspect with a pleasant outlook onto the front garden.

RECEPTION/ BEDROOM

13'4 x 11'8 (4.06m x 3.56m)

Ceiling height 10', cornicing, picture rail, high skirting boards, double radiator, sash window to rear aspect enjoying a beautiful outlook over the garden and beyond.

LOWER FLOOR HALL

Radiator, doors opening to:

GROUND FLOOR SHOWER ROOM

Walk in shower enclosure with electric shower, tiled walls and flooring, wash hand basin, low level wc, radiator, extractor fan for ventilation.

FAMILY ROOM

13'2 x 11'7 (4.01m x 3.53m)

Two radiators, fireplace with tiled hearth and multi-fuel burner, storage cupboard, sash window to rear aspect.

KITCHEN-DINING ROOM

18'1 into bay x 17'2 (5.51m into bay x 5.23m)

Radiator, wood kitchen built with a range of bespoke lower base cupboards and drawers with solid wood worktops over, space for range style cooker with a fitted cooker hood over, two ceramic Belfast sinks with mixer tap, wall mounted display cupboard, shelving, space for tall fridge freezer, space and plumbing for dishwasher, space for dining table borrowed light window to the family room, deep bay sash window to front aspect with views onto the front garden, door to:

LOWER FRONT PORCH

Space for storing shoes and hanging coats, further double glazed door opening to front lower patio, with steps from the patio rising to the street level.

CONSERVATORY

19'5 x 10' (5.92m x 3.05m)

Space and plumbing for washing machine, lovely room to sit out and enjoys views over the garden, double glazed windows and double glazed door to rear aspect overlooking and providing access onto the garden.

FIRST FLOOR LANDING

Large picture sash window to rear aspect on the half-landing, first floor landing having built in bespoke made to measure under stairs storage space with under stairs storage cupboards, Velux window with stairs to second floor accommodation.

BEDROOM

14'6 x 10'9 (4.42m x 3.28m)

Exposed painted wooden floorboards, ornate fireplace with built in storage cupboards, double radiator, double glazed windows to front aspect.

BEDROOM

13' x 12' (3.96m x 3.66m)

Exposed painted wooden floorboards, ornate fireplace, cornicing, double glazed sash window to rear aspect with pleasant views extending over the garden and beyond.

BATHROOM

Panelled bath, low level wc, pedestal wash hand basin, exposed painted wooden floorboards, partially wood panelled walls, ladder style heated towel rail, pattern glass double glazed window to front aspect.

SECOND FLOOR LANDING

Leading to:

BEDROOM

12'6 x 11'4 (3.81m x 3.45m)

Eaves storage space, two double glazed windows, one facing rear aspect with pleasant views extending towards Hastings Country Park and the other to the front aspect with lovely views extending over rooftops towards the Old Town.

REAR GARDEN

Larger than average for the houses in the area with gated side access to front, outside water tap, park like garden being well established with a variety of mature flowering shrubs, plants and trees. The garden is sympathetically arranged and landscaped to make the best use of the space on offer. There is a wood patio partially canopied by a fixed pergola, plenty of space to arrange garden furniture to sit out and enjoy the summer sun and the vast range of wildlife that is attracted to the garden. The garden extends to other usable sections with greenhouse, wooden shed and natural above-ground well, from here the garden bootlegs behind a neighbouring property where you will discover a tranquil natural pond, again attracting an abundance of wildlife with a peaceful decked wooden patio area to sit out and enjoy the space on offer.

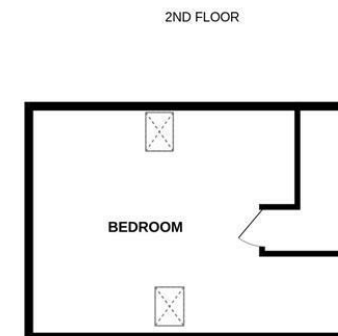
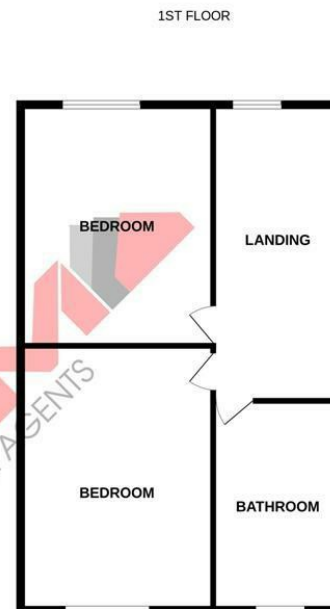
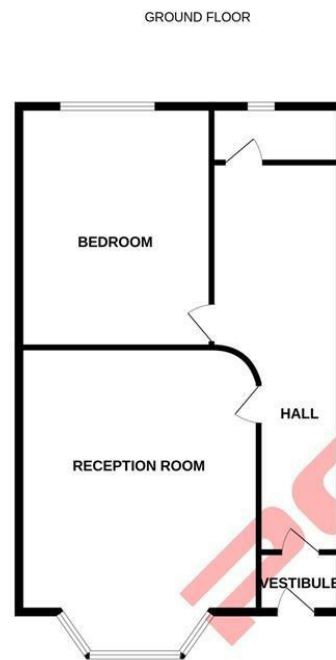
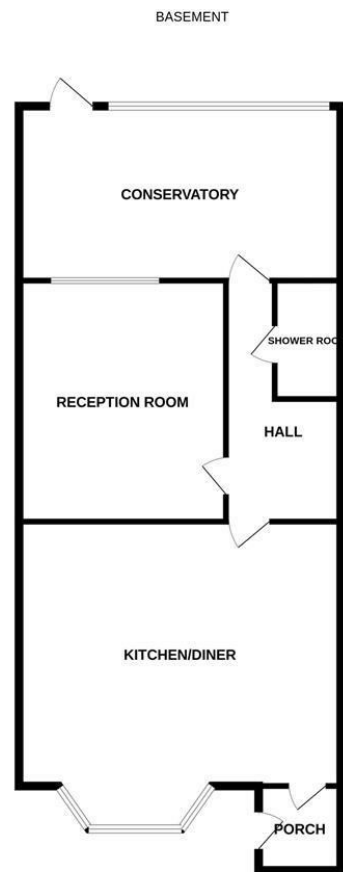
OUTSIDE - FRONT

The front garden is landscaped.









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	

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.