



**8, Mount Pleasant Road, Hastings, TN34 3SB**

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

**Price £359,950**

This conveniently situated OLDER STYLE FOUR BEDROOMED TERRACED HOME which is BEAUTIFULLY PRESENTED and offers many PERIOD features warrants an immediate inspection for those seeking a property offering SPACIOUS AND ADAPTABLE ACCOMMODATION arranged over THREE FLOORS with benefits including gas central heating, double glazing, 14ft LOUNGE plus 15ft KITCHEN-DINING ROOM, large bathroom & wc, further CLOAKROOM & wc, FOUR GOOD SIZED BEDROOMS arranged over the three floors and a SUPERBLY LANDSCAPED REAR GARDEN that is a particular feature of the property also.

Located within reach of local shopping facilities, but also access to the picturesque Alexandra Park and Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Call now to book your immediate viewing to avoid disappointment.

#### **FRONT DOOR**

Leading to;

#### **ENTRANCE VESTIBULE**

Enclosed, cornicing, part glazed door with coloured glass feature to;

#### **ENTRANCE HALL**

Staircases to upper and lower floor accommodation, central heating thermostat, radiator, with feature cupboard.

#### **LOUNGE**

14'6 max x 11'11 max (4.42m max x 3.63m max )

Double glazed bay window to front aspect, feature fire surround, cornicing, ceiling rose, radiator, with feature cover, return door to hallway.

#### **BEDROOM/ RECEPTION ROOM**

12'1 max x 9'11 max (3.68m max x 3.02m max )

Double glazed window to rear aspect, radiator, cornicing, return door to entrance hall.

#### **STEPS DOWN**

From entrance hall to;

#### **KITCHEN-DINER**

15' max x 9'11 max (4.57m max x 3.02m max )

Double glazed window to rear aspect, part tiled walls, inset one and ½ bowl sink with stainless steel sink with stainless steel mixer tap over, range of base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, glass display units, stainless steel chimney style cooker hood, gas point, range master

cooker, washing machine & dishwasher, radiator, inset ceiling spotlighting, double glazed door opening to rear garden, part glazed return door to hallway.

#### **HALF LANDING**

Staircase rising to upper floor accommodation.

#### **CLOAKROOM**

Double glazed window to rear aspect with coloured glass feature, part tiled walls, low level wc, wash hand basin, part glazed return door with coloured glass feature to landing.

#### **FIRST FLOOR LANDING**

Staircase rising to upper floor accommodation.

#### **BEDROOM**

15'2 max x 14' max (4.62m max x 4.27m max )

Double glazed bay window to front aspect with further double glazed window to front aspect also, fitted wardrobes with sliding mirrored doors, further built in cupboard, radiator with feature cover, return door to landing.

#### **BEDROOM**

12'2 x 9'11 max (3.71m x 3.02m max )

Double glazed window to rear aspect, feature fire surround, cornicing, built in cupboard, radiator, return door to landing.

#### **SECOND FLOOR LANDING**

Double glazed window to rear aspect, trap hatch to loft space.

#### **BEDROOM**

12'9 x 12'1 (3.89m x 3.68m)

Double glazed windows to front aspect, built in wardrobes with sliding mirrored doors, radiator, return door to landing.

#### **BATHROOM**

Double glazed window to rear aspect, part tiled walls, tiled shower cubicle, roll top bath with feet and mixer spray attachment, pedestal wash hand basin, low level wc, cupboard housing wall mounted gas boiler, further double cupboard with shelving, contemporary style heated towel rail, return door to landing.

#### **FRONT GARDEN**

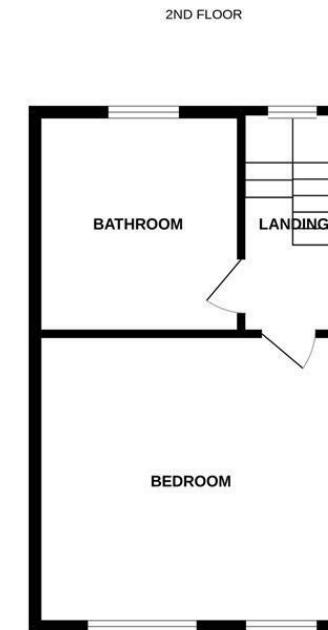
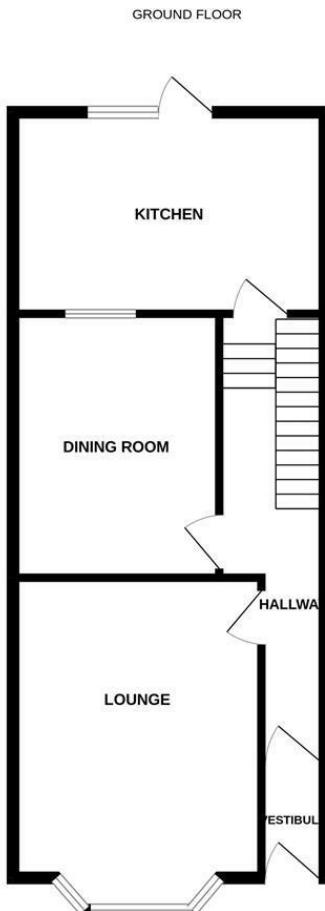
Walled to front with slate chippings.

#### **REAR GARDEN**

Superbly landscaped with patio leading to gardens laid to lawn with flowerbeds and shrubs, enclosed by a mixture of walling and fencing, shed, wood store, outside light, outside tap and rear access gate.

Council Tax Band: B





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			
EU Directive 2002/91/EC		63	76
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC		63	76
England & Wales			

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.