



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

433, The Ridge, Hastings, TN34 2RT

Offers In Excess Of £385,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this VICTORIAN BAY FRONTED FIVE BEDROOM SEMI-DETACHED HOUSE with OFF ROAD PARKING and a LARGE REAR GARDEN.

Conveniently positioned on the outskirts of Hastings, this VICTORIAN HOME offers adaptable ground floor accommodation comprising a BAY FRONTED LIVING ROOM in addition to an OPEN PLAN KITCHEN-DINING-FAMILY ROOM with access and outlook onto the LARGE LEVEL FAMILY FRIENDLY GARDEN. To the first floor there are THREE BEDROOMS and a lovely bathroom, whilst to the second floor there are TWO FURTHER BEDROOMS.

This OLDER STYLE HOME offers modern comforts including gas fired central heating and double glazing, and is well-presented throughout.

Located within easy reach of popular schooling establishments and amenities within the area. Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

VESTIBULE

High ceilings with cornicing, picture rail, dado rail, further wooden partially glazed door opening into:

ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs storage cupboard, wood laminate flooring, picture rail, dado rail, radiator, doors opening to:

BAY FRONTED LOUNGE

15'4 into bay x 12'3 (4.67m into bay x 3.73m)

High ceilings with cornicing, picture rail, lovely fireplace with wood burning stove, double radiator, television point, double glazed bay window to front aspect.

KITCHEN-RECEPTION ROOM

27' max narrowing to 14'1 x 15'9 narrowing to 10'2 (8.23m max narrowing to 4.29m x 4.80m narrowing to 3.10m)

Wooden floorboards, radiator, bespoke made to measure joinery comprising shelving and storage space, dual aspect with two double glazed windows to side aspect, double glazed window to rear aspect and French doors opening onto the garden. The kitchen is fitted with a matching range of eye and base level cupboards and drawers with solid wood worktops over, inset down lights, ceramic Belfast sink with mixer tap, space for American style fridge freezer, range style cooker with fitted cooker hood over, tiled splashbacks, space and plumbing for washing machine and dishwasher, column style radiator, further radiator, built in storage, inset down lights, high ceilings, under cupboard lighting.

FIRST FLOOR LANDING

Stairs rising to the second floor, large storage cupboard, doors opening to:

BEDROOM

16'1 into bay x 14'6 max (4.90m into bay x 4.42m max)

Fitted cupboards, fitted shelving, fireplace, high ceilings with coving, picture rail, radiator, double glazed bay window to front aspect, further double glazed window to side aspect.

BEDROOM

10' x 9'9 (3.05m x 2.97m)

High ceilings with cornicing, picture rail, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

9'2 x 7'2 (2.79m x 2.18m)

Currently used as a dressing room. High ceiling with coving, picture rail, radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, walk in shower enclosure with chrome shower fixing, rain style shower head and hand-held shower attachment, heated towel rail, tiled walls, tiled flooring, radiator, coving to ceiling, down lights, double glazed obscured glass window to side aspect.

SECOND FLOOR HALF LANDING

Leading to:

BEDROOM

12'1 x 14'5 max narrowing to 9'1 93.68m x 4.39m max narrowing to 2.77m)

Access to eaves storage, double radiator, built in double cupboard, Velux window to rear aspect.

BEDROOM

11'7 x 9'7 (3.53m x 2.92m)

Built in cupboard, down lights, radiator, double glazed window to rear aspect.

REAR GARDEN

Decked patio abutting the property, providing ample space to eat al-fresco and entertain, good sized level section of lawn being ideal for families with children, established planted borders, gated side access to front, fenced boundaries. The bottom of the garden has been partitioned off with fencing and gated access to two greenhouses and further shed. The bottom of the garden is ideal if you are looking to grow vegetables.

OUTSIDE - FRONT

Driveway providing off road parking for multiple vehicles.

Council Tax Band: C









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.

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			

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			
EU Directive 2002/91/EC			