



14, St. Andrews Square, Hastings, TN34 1SW

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Tel: 01424 839111

Price £275,000

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE, THREE STOREY, FOUR BEDROOM VICTORIAN HOME, which is IN NEED OF MODERNISATION throughout.

The well-proportioned accommodation is arranged over three floors comprising an entrance vestibule, entrance hall, BAY FRONTED LOUNGE, separate KITCHEN-DINING ROOM, bathroom with separate shower and a SEPARATE WC. To the first floor there are TWO BEDROOMS together with unfinished SHOWER ROOM, whilst to the second floor there are TWO FURTHER BEDROOMS and an additional WC. The property benefits from double glazed windows where stated, gas central heating and a REAR COURTYARD GARDEN.

Conveniently positioned on a sought-after street within the Queens Quarter of Hastings, just a short stroll from a wide range of local amenities, Hastings mainline railway station, the seafront, promenade and amenities.

This property is considered an excellent opportunity for anyone seeking a SUBSTANTIAL VICTORIAN THREE STOREY HOME in this popular Hastings location, with the POTENTIAL TO MODERNISE AND IMPROVE to suit your own requirements.

Please contact the owners agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE VESTIBULE

Cupboard housing electric meter and consumer unit, door to:

ENTRANCE HALL

Stairs rising to the first floor landing, radiator, under stairs storage cupboard, door opening to:

LOUNGE

14'9 x 11'3 max (4.50m x 3.43m max)

Radiator, built in storage cupboard, double glazed bay window to front aspect.

KITCHEN-DINING ROOM

14'4 max x 12'4 max (4.37m max x 3.76m max)

In need of modernisation and fitted with a range of eye and base level units, space for freestanding gas cooker, space and plumbing for washing machine,

space for tall fridge freezer, wall mounted gas boiler, built in storage cupboard with additional shelving, radiator, two double glazed windows to front aspect.

BATHROOM

Corner bath, separate shower cubicle, wash hand basin, part tiled walls, frosted double glazed window to rear aspect, double glazed door opening to the rear courtyard, door to:

WC

Comprising a wc, storage cupboard, frosted double glazed window to rear aspect and single glazed frosted window to rear aspect.

HALF-LANDING

Providing access to:

SHOWER ROOM

Space for a shower tray, not currently a functioning room.

FIRST FLOOR LANDING

Stairs rising to the second floor, radiator, double glazed window to rear aspect, door opening to:

BEDROOM

14'6 max x 15'2 max (4.42m max x 4.62m max)

Feature fireplace with tiled surround and tiled hearth, radiator, double glazed window to front aspect and double glazed bay window to front aspect.

BEDROOM

18'2 max x 12'8 max (5.54m max x 3.86m max)

Radiator, double glazed window to front aspect.

SECOND FLOOR LANDING

Loft hatch, radiator, double glazed window to rear aspect, doors to:

BEDROOM

15'3 max x 14'3 (4.65m max x 4.34m)

Radiator, double glazed window to front aspect and further double glazed bay window to front aspect.

BEDROOM

18' max x 11'5 max (5.49m max x 3.48m max)

Radiator, double glazed window to front aspect.

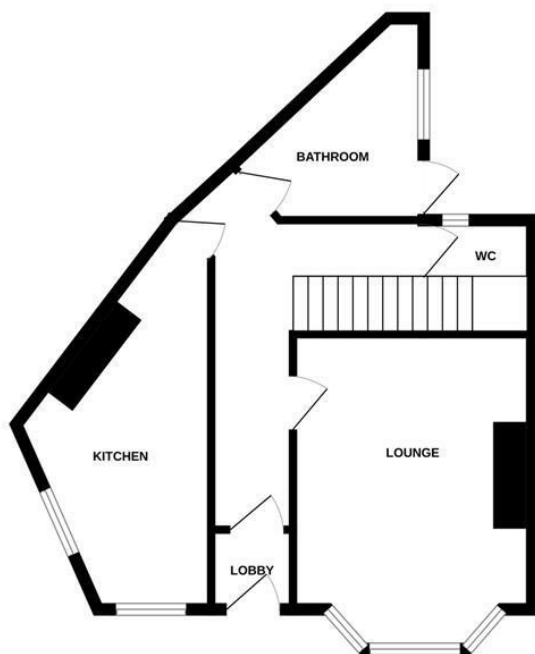
SEPARATE WC

Comprising a low level dual flush wc, double glazed window to rear aspect.

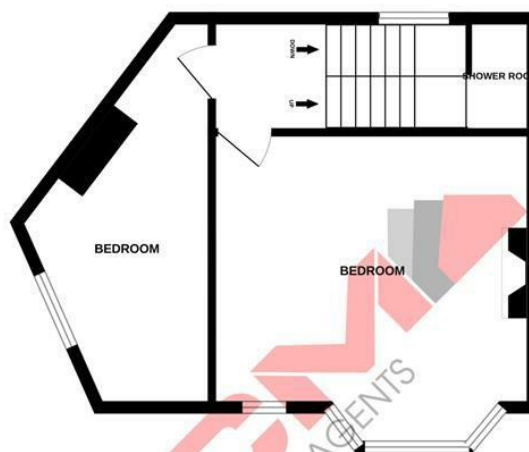
Council Tax Band: B



GROUND FLOOR



1ST FLOOR



2ND 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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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		
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		