



ESTATE AGENTS

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Offers In Excess Of £475,000

PCM Estate Agents are delighted to present to the market this RARE and UNIQUE opportunity to acquire a GRADE II LISTED DETACHED 18th CENTURY FOUR BEDROOM FAMILY HOME, positioned in the heart of Hastings' historic Old Town. The property enjoys lovely VIEWS over the Old Town towards the sea, together with outlooks to the East Hill and the iconic East Hill Lift, whilst being conveniently located within easy reach of a wide range of local shops, restaurants and cafés.

The accommodation is arranged over four floors and offers a versatile layout, combining PERIOD CHARM with modern comforts. To the ground floor, a welcoming entrance hall with ORIGINAL STONE FLOORING sets the tone for the property, with the flooring continuing through into the BAY FRONTED DINING ROOM positioned at the front of the house, which enjoys PLEASANT VIEWS over the Old Town. To the rear is a WELL-APPOINTED KITCHEN offering appliances and ample space, whilst a CLOAKROOM concludes the ground floor accommodation.

The first floor provides a BAY FRONTED LIVING ROOM with an OPEN FIREPLACE and ATTRACTIVE VIEWS towards the sea, as well as outlooks to the East Hill and East Hill Lift. A bathroom fitted with both a bath and separate shower completes this level. To the second floor there are TWO DOUBLE BEDROOMS, with the front-facing bedroom enjoying similar views to those from the living room, from a slightly higher vantage point. The third and final floor provides TWO FURTHER DOUBLE BEDROOMS, one of which is currently arranged as a home office and benefits from particularly lovely views.

If you are seeking a distinctive home in the renowned Old Town area of Hastings Old Town, rich in history and conveniently placed for the many independent shops, cafés, restaurants and the seafront, this property offers a wonderful opportunity.

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

WOODEN PARTIALLY GLAZED FRONT DOOR

Located at the side of the building and opening into:

WELCOMING ENTRANCE HALL

Stairs rising to the first floor accommodation, doors to:

CLOAKROOM

Dual flush wc, wash hand basin, original stone tiled flooring and window to side aspect.

DINING ROOM

13'5 into bay x 13'6 (4.09m into bay x 4.11m)

Column style radiator, original stone flooring, bay window to front aspect having views over the Old Town.

KITCHEN

13'1 max x 10'4 (3.99m max x 3.15m)

Fitted with a range of eye and base level cupboards and drawers with solid wood worksurfaces, space for range style cooker, inset one & ½ bowl drainer-sink unit with mixer tap, space for American style fridge freezer, space and plumbing for washing machine and dishwasher, wall mounted cupboard concealed boiler, part tiled walls, down lights, original stone flooring, under stairs storage space, radiator, sash window to side aspect.

FIRST FLOOR LANDING

Stairs rising to the second floor, sash window to side aspect, column style radiator, wood flooring, doors to:

LIVING ROOM

15'7 into bay x 13'5 (4.75m into bay x 4.09m)

Wall lighting, oak wood flooring, original fireplace, television point, original bespoke fitted joinery, column style radiator, wooden box bay double glazed window to front aspect framing some lovely views over the Old Town and to the sea.

BATHROOM

Victorian style rolltop bathtub with mixer tap and shower attachment, separate walk in shower enclosure, contemporary low level wc, matching pedestal wash hand basin, oak wood flooring, column style radiator, down lights, extractor for ventilation and a wooden framed sash window to side aspect.

SECOND FLOOR LANDING

Wooden framed sash window with obscured glass to side aspect, built in storage cupboard, wall lighting, door to:

BEDROOM

15'9 into bay x 10'5 (4.80m into bay x 3.18m)

Fitted wardrobes, built in cupboard, period fireplace, down lights, column style radiator, wooden framed sash double glazed bay window to front elevation framing lovely views of the Old Town and including views of the sea and the East Hill Lift.

THIRD FLOOR LANDING

Built in storage, doors to:

BEDROOM

14'3 x 6'2 (4.34m x 1.88m)

Restricted head height. Column style radiator, wooden framed double glazed window to front aspect framing lovely views over the Old Town and to the sea.

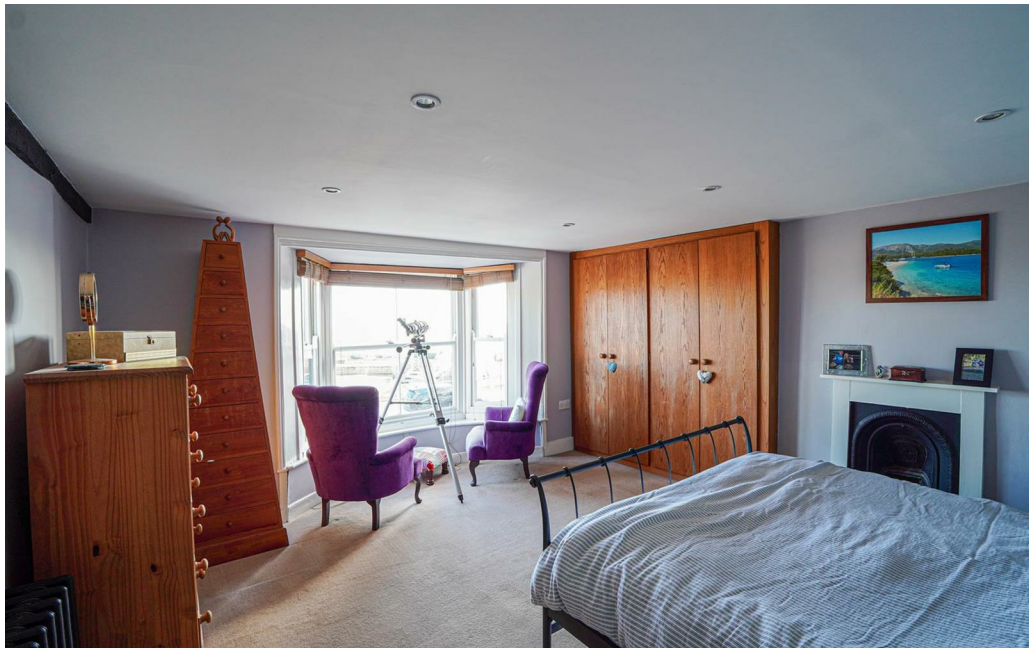
BEDROOM

11'5 x 6'2 (3.48m x 1.88m)

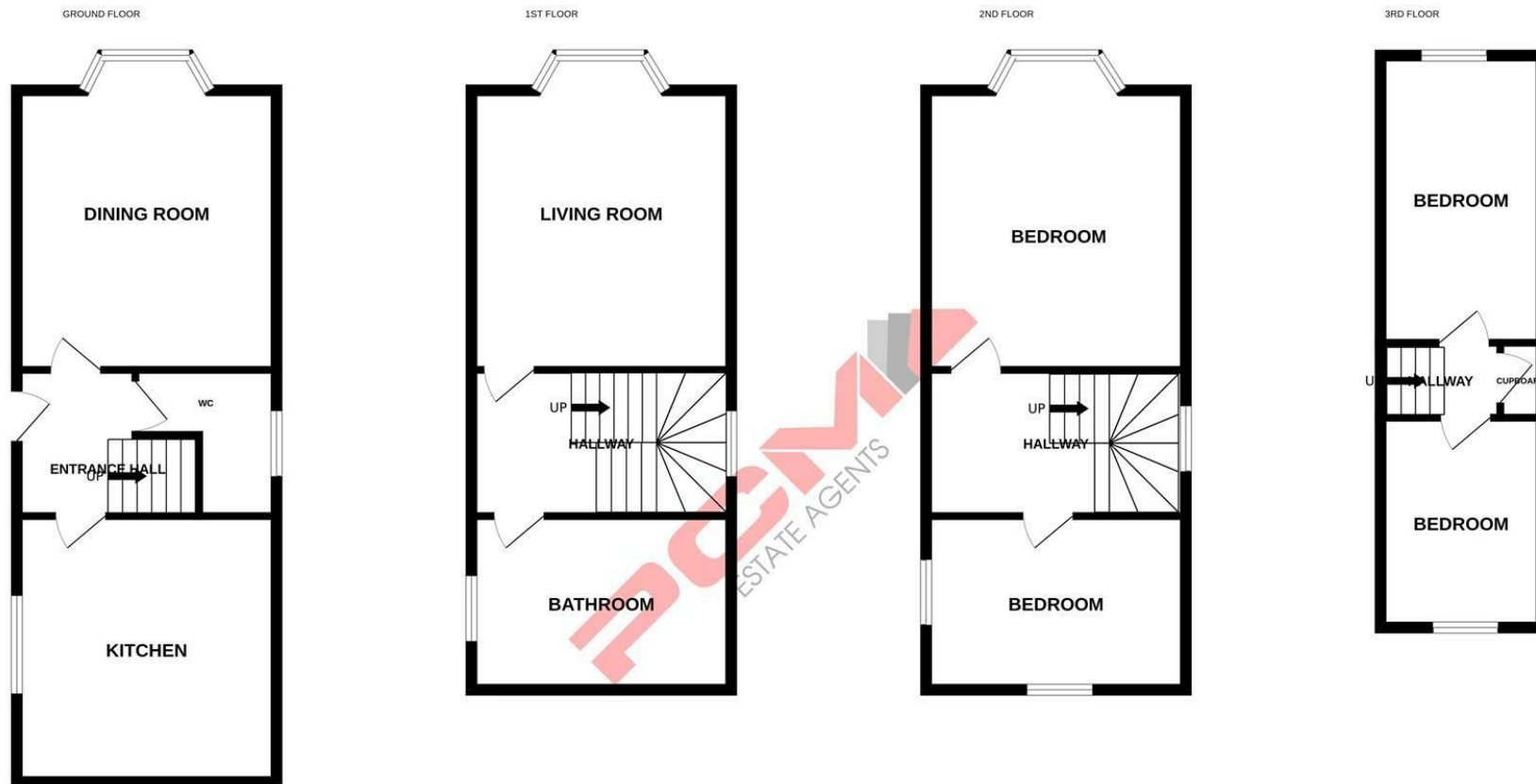
Down lights, column style radiator, wooden framed window to rear aspect.

Council Tax Band: D









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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