



14, Mount Pleasant Crescent, Hastings, TN34 3SG

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

Price £440,000

An ELEGANT VICTORIAN RESIDENCE in a sought-after setting. PCM is delighted to welcome to the market this BEAUTIFULLY PRESENTED FOUR BEDROOM, TWO BATHROOM, VICTORIAN END-TERRACED HOME set within a colourful and CHARACTERFUL row of period properties.

Tucked away in a peaceful and private position, this charming home offers the perfect blend of period elegance and modern convenience, just a short stroll from the picturesque Alexandra Park and the vibrant Hastings Town Centre.

Spanning THREE SPACIOUS STOREYS, this well-proportioned and tastefully appointed residence exudes CHARM and warmth throughout. The ground floor opens with a welcoming vestibule that flows effortlessly into a generous entrance hall. To the front, the BAY FRONTEED LIVING ROOM enjoys abundant natural light, creating a cosy yet refined space to relax. Adjacent, the SEPARATE DINING ROOM provides a seamless connection to the well-fitted kitchen – ideal for family life or entertaining.

Upstairs, the first floor comprises TWO GENEROUSLY SIZED DOUBLE BEDROOMS, a family bathroom and a separate WC. The second floor offers TWO FURTHER DOUBLE BEDROOMS, including one with an EN-SUITE shower room and elevated VIEWS across the surrounding area that are particularly captivating from the upper front-facing windows.

Retaining MANY ORIGINAL FEATURES and PERIOD DETAILING, this property effortlessly blends historic character with modern comfort. Externally, a LOW-MAINTENANCE GARDEN with side access provides the perfect private retreat.

Homes of this calibre, in such a desirable and tucked-away location, are rarely available. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

WOODEN FRONT DOOR

Opening to:

VESTIBULE

Coconut matting, ample space for taking off shoes and hanging coats, further wooden partially glazed door opening to:

ENTRANCE HALL

Exposed wooden floorboards, radiator, high ceilings, wall mounted security alarm pad, doors to:

LIVING ROOM

16' into bay x 13'4 (4.88m into bay x 4.06m)

Ceiling height 9'7. Large bay fronted window, marble fireplace, cornicing, picture rail, ceiling rose, television and telephone points, radiator.

DINING ROOM

14'5 x 12'2 (4.39m x 3.71m)

Ceiling height 9'7. Coving to ceiling, picture rail, fireplace with bespoke fitted joinery into the chimney alcoves, radiator, under stairs storage cupboard, double glazed window to rear aspect with views onto the garden, doorway leading to:

KITCHEN

13'1 x 8'4 (3.99m x 2.54m)

Coving to ceiling, down lights, wood laminate flooring, radiator, double glazed window to side aspect, double glazed door opening to side providing access to the garden, further single glazed sash window to rear aspect. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset circular stainless steel sink with drainer and mixer tap, space and plumbing for washing machine, integrated fridge freezer, wall mounted cupboard concealed boiler.

FIRST FLOOR LANDING

Split level with stairs rising to the second floor, ample storage space.

BEDROOM

17'1 x 13'3 (5.21m x 4.04m)

Approximately ceiling height 10'. Coving to ceiling, picture rail, fireplace, radiator, double glazed windows to front aspect with views over the front garden and to Hastings.

BEDROOM

12'1 x 12'3 (3.68m x 3.73m)

Coving to ceiling, picture rail, fireplace, radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, separate walk in shower, pedestal wash hand basin with mixer tap, fireplace, ladder style heated towel rail, part tiled walls, down lights, double glazed window with pattern glass to rear aspect.

WC

Dual flush low level wc, radiator, wooden framed sash window with pattern glass to side aspect.

SECOND FLOOR LANDING

Accessed via the half-landing with Velux window to rear aspect, loft hatch providing access to loft space, doors opening to:

BEDROOM

15'4 narrowing to 12'7 x 12'4 (4.67m narrowing to 3.84m x 3.76m)
Fireplace, radiator, two double glazed windows to front aspect, lovely townscape view over Hastings, double opening doors to:

EN SUITE

Walk in shower, pedestal wash hand basin with chrome mixer tap, low level wc, part tiled walls, down lights, extractor for ventilation, shaver point, ladder style heated towel rail, double glazed window to rear aspect.

BEDROOM

11'5 x 9'3 (3.48m x 2.82m)
Fireplace, down lights, access to eaves storage, double glazed window to rear aspect.

FRONT GARDEN

Established and planted with a variety of mature plants and shrubs, path leading to front door.

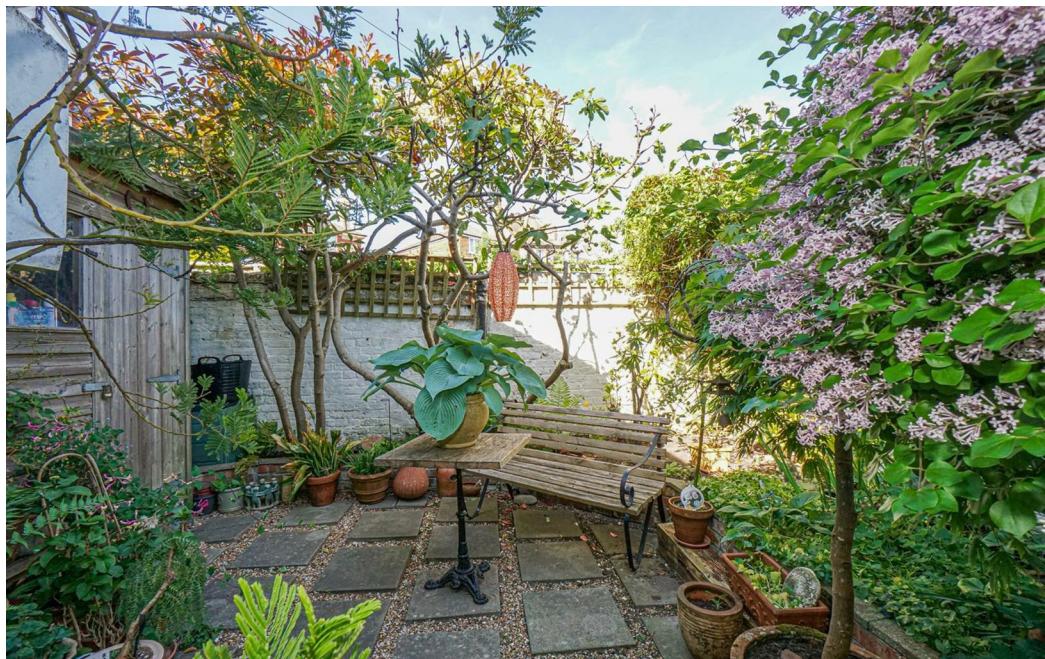
REAR GARDEN

Courtyard style with wooden shed/ workshop, planted borders with a variety of mature shrubs and small trees, walled boundaries, gated side access, outside water tap.

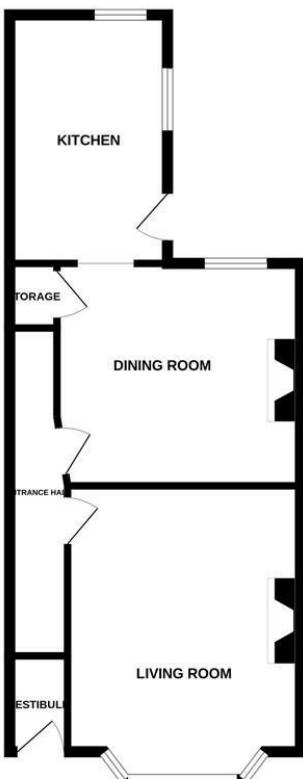
Council Tax Band: C



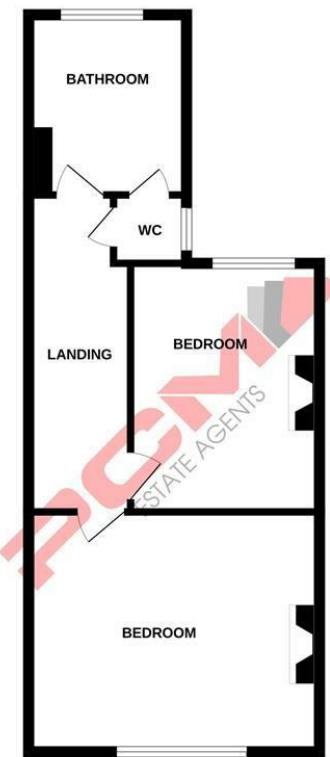




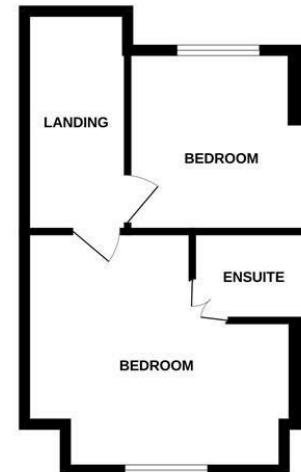
GROUND FLOOR



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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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			
England & Wales			

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			
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.