



ESTATE AGENTS

8, St James Road, Hastings, TN34 3LH

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

Offers In Excess Of £400,000

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this OLDER STYLE VICTORIAN BAY FRONTED TERRACED HOUSE on this incredibly sought-after road within Hastings just a short walk from the picturesque Alexandra Park.

This property offers well-appointed and spacious accommodation arranged over three floors comprising an entrance hall, lounge, EXTENDED KITCHEN-DINING ROOM, additional reception room that could be used as a more formal dining room or THIRD BEDROOM, landing, TWO DOUBLE BEDROOMS and a MODERN BATHROOM with separate shower. The property also has a LARGE CELLAR SPACE which could be adapted into further living accommodation subject to the relevant planning and building consents. The property also benefits from having gas fired central heating and double glazing.

Offered to the market CHAIN FREE with a balance of MODERN DECOR combined with PERIOD FEATURES. The garden is a true delight with ample outside space for the family to enjoy, having sections of lawn and patio.

Located close by are bus routes providing access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade. Please call the owners agents now to book your immediate viewing to avoid disappointment.

WOODEN FRONT DOOR

Leading to;

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood laminate flooring, radiator, cornicing, under stairs storage cupboards, steps down to kitchen, door to;

LIVING ROOM

13'6 into bay x 11'7 (4.11m into bay x 3.53m)

Feature fireplace, cornicing, ceiling rose, radiator, television and telephone points, double glazed bay window to front aspect.

DINING ROOM/ BEDROOM THREE

11'5 x 10'3 (3.48m x 3.12m)

Cornicing, ceiling rose, feature fireplace, radiator, double glazed window to rear aspect with pleasant views over the garden. This room is currently being utilised as a bedroom but could be used as a dining room, third bedroom, reception room or office space.

KITCHEN

10'7 x 10'10 (3.23m x 3.30m)

Open-plan interconnecting kitchen-dining room, modern and fitted with a range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over, AEG double oven and AEG grill below, space for tall fridge freezer, space and plumbing for washing machine, integrated dishwasher, inset one ½ bowl drainer/ sink unit with Franke

mixer tap, tiled walls, tiled flooring, down lights, double glazed window to side aspect, open plan to;

DINING ROOM

12'6 x 9' (3.81m x 2.74m)

Matching floor tiles, radiator, part brick construction with poly-carbonate, television point, double glazed windows to rear and side elevations, double glazed doors opening to side providing access to garden, pleasant outlook over the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, door to;

BEDROOM ONE

14' 4 x 11'3 (4.27m 1.22m x 3.43m)

Built in wardrobe, feature fireplace, cornicing, ceiling rose, two double glazed windows to front aspect.

BEDROOM TWO

11'3 x 10'5 (3.43m x 3.18m)

Cornicing, ceiling rose, feature fireplace radiator, double glazed tilt and turn window to rear aspect with views over the garden.

BATHROOM

Panelled bath with mixer tap, separate walk-in shower enclosure with rain style shower head, dual flush low level wc, pedestal wash hand basin with mixer tap, tiled walls, tiled flooring, airing cupboard housing boiler, chrome ladder style heated towel rail, wall mounted vanity unit, down lights, double glazed tilt and turn pattern glass window to rear aspect.

CELLAR

26' max x 15'2 (7.92m max x 4.62m)

External access only from the garden, large space, versatile and useful space currently used as storage, consumer unit for the electrics, gas meter, sun light/ borrowed light window to the front. This space could be easily adapted and utilised as living accommodation subject to the relevant planning and building consents.

REAR GARDEN

Well-proportioned and mainly laid to lawn offering ample outside space to sit out and relax or for children to enjoy and play, fenced boundaries. The garden is well-cultivated with a variety of mature shrubs and small plants.

AGENTS NOTE

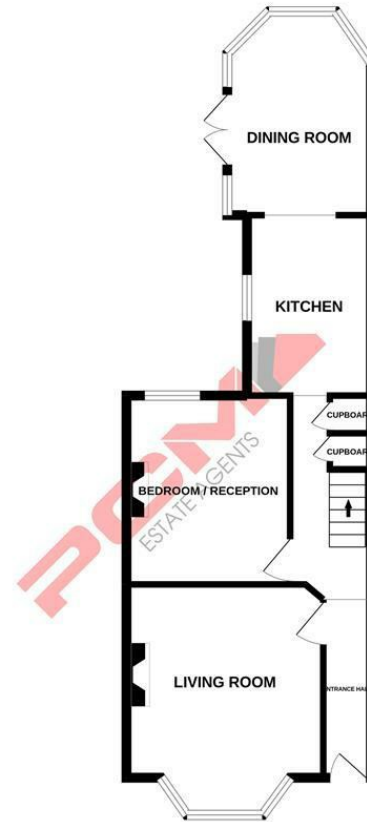
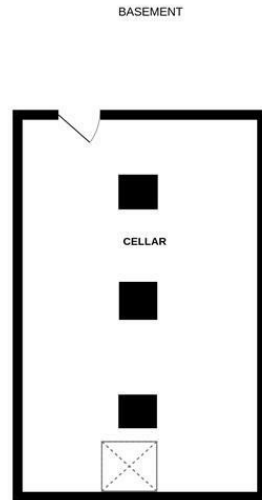
Planning permission to extend over the bathroom, was granted in 2021 under planning ref: HS/FA/21/00403

The seller has advised that the Living Room and Dining Room was previously open into a through room. The dividing stud wall was added by the current vendors.

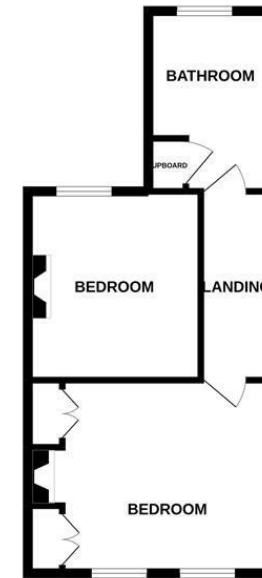
Council Tax Band: B



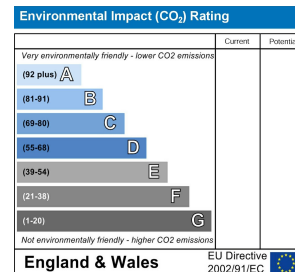
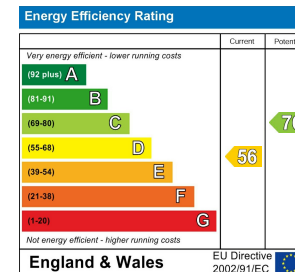
GROUND FLOOR



1ST 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.
Made with Metropix ©2022



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.