



ESTATE AGENTS

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Offers In Excess Of £575,000

PCM Estate Agents present to the market an exciting opportunity to acquire this CHAIN FREE, VICTORIAN END OF TERRACED FOUR DOUBLE BEDROOM HOUSE, with SPECTACULAR VIEWS over the West Hill, with VIEWS OF THE SEA, the HARBOUR ARM and the East Hill in the distance.

The property is well-presented throughout and has replacement UPVC double glazed replacement sash windows throughout. Accommodation is arranged over three floors comprising a ground floor BAY FRONTED LIVING ROOM with SEA VIEWS, kitchen and DINING ROOM, first floor landing with BAY FRONTED BEDROOM having SEA VIEWS, further BEDROOM leading to an EN-SUITE BATHROOM, second floor landing with TWO FURTHER BEDROOMS, one of which having a bay window and sea views and the other having access to a ROOF TERRACE and an EN-SUITE CUBICLE, and an additional SEPARATE WC. The property has central heating and is well-presented throughout.

Conveniently positioned in the sought-after West Hill region of Hastings, just a short stroll from Hastings historic Old Town and a short stroll to the town centre with its mainline railway station having convenient links to London.

The property must be viewed to fully appreciate the convenient space on offer.

WOODEN PRIVATE DOOR

Located at the side of the building leading to:

ENTRANCE HALL

Wood laminate flooring, stairs rising to upper floor accommodation, under stairs storage cupboard housing the consumer unit for the electrics, doors to:

BAY FRONTED LIVING ROOM

13'5 into bay x 12'3 (4.09m into bay x 3.73m)

Wood laminate flooring, electric radiator, fireplace, bespoke fitted joinery and recessed shelving, dual aspect with double glazed replacement sash window to side and double glazed replacement sash bay window to front aspect. The front window has lovely views over the green spaces of the West Hill and to the sea beyond.

KITCHEN

10'4 x 10' (3.15m x 3.05m)

Electric radiator, wood laminate flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, integrated tall fridge freezer, range style cooker, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for slimline dishwasher, part tiled walls, double glazed replacement sash window to side aspect.

DINING ROOM

9'4 x 7'3 (2.84m x 2.21m)

Wood laminate flooring, electric radiator, double glazed French doors with views and access onto an area of courtyard garden.

FIRST FLOOR LANDING

Stairs rising to upper floor accommodation, replacement double glazed sash window to side aspect, doors opening to:

BEDROOM

13' x 13' (3.96m x 3.96m)

Built in cupboard, electric radiator, high ceiling with cornicing, exposed wooden floorboards, double glazed replacement sash bay window to front aspect having lovely views over the open green spaces of the West Hill, with sea views beyond.

BEDROOM

10'2 x 10'3 (3.10m x 3.12m)

Fireplace, exposed wooden floorboards, electric radiator, high ceiling, picture rail, double glazed replacement sash window to side aspect, door to:

EN-SUITE BATHROOM

Victorian style stand alone rolltop bathtub, contemporary pedestal wash hand basin with matching low level wc, part tiled walls, tile effect vinyl flooring, extractor for ventilation, airing cupboard housing immersion heater, electric radiator, double glazed replacement sash window with obscured glass to rear aspect.

SECOND FLOOR LANDING

Providing access to:

BEDROOM

13'2 into bay x 11'5 (4.01m into bay x 3.48m)

Exposed wooden floorboards, built in cupboards, fireplace, electric radiator, double glazed replacement sash bay window to front aspect having views over the open green spaces of the West Hill and out to sea, including views of the Harbour Arm and the East Hill in the distance, including views of the East Hill lift.

BEDROOM

10'4 x 9'5 (3.15m x 2.87m)

Exposed wooden floorboards, electric radiator, high ceiling, picture rail, fireplace, en-suite shower cubicle, built in cupboard, fireplace, double glazed replacement sash window to side aspect, door to:

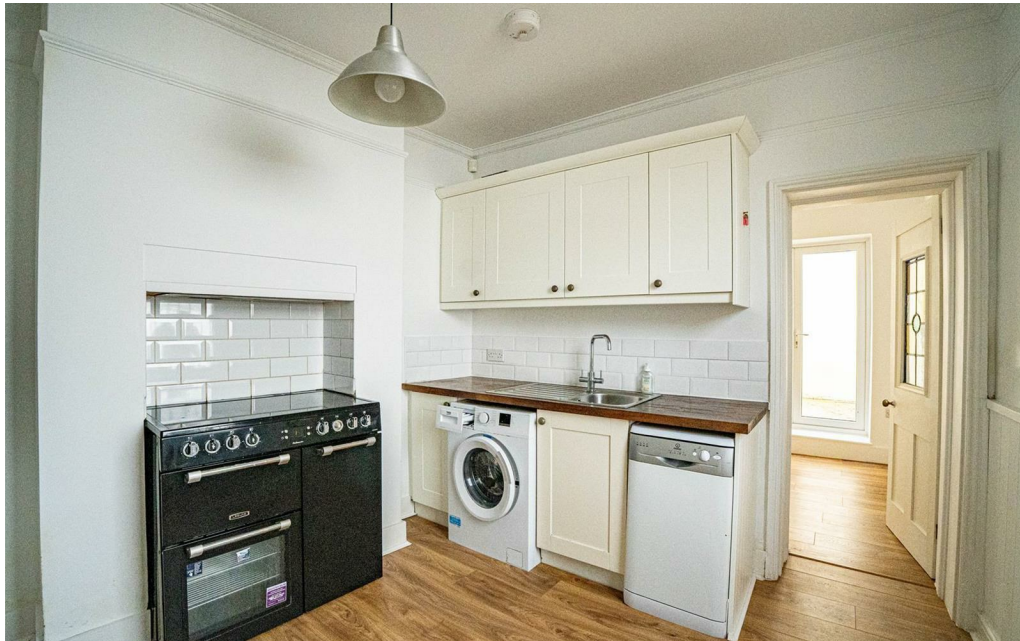
ROOF TERRACE

Good sized space for bistro style table and chairs, pleasant inland townscape views as well as views between neighbouring properties to the sea.

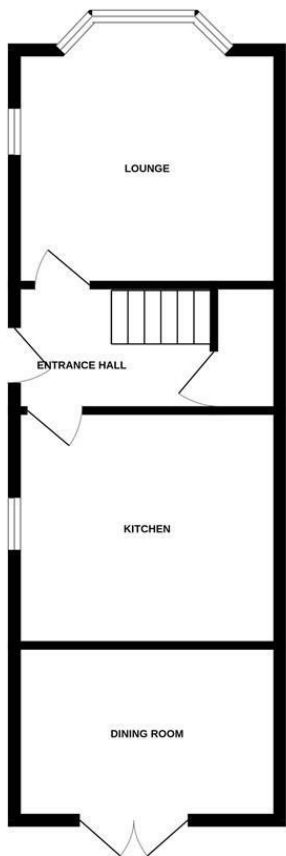
SEPARATE WC

Dual flush low level wc, wash hand basin, wood laminate flooring, double glazed replacement sash window with obscured glass to side aspect.

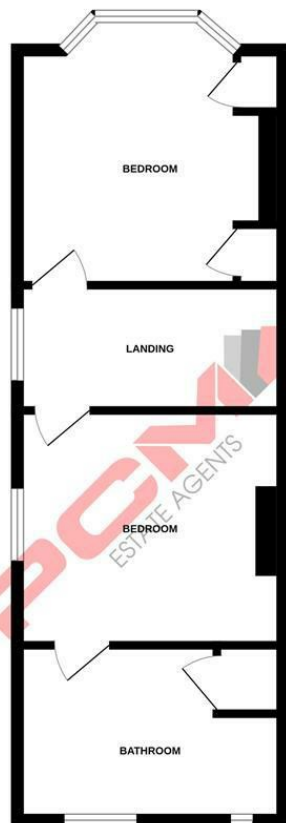
Council Tax Band: D



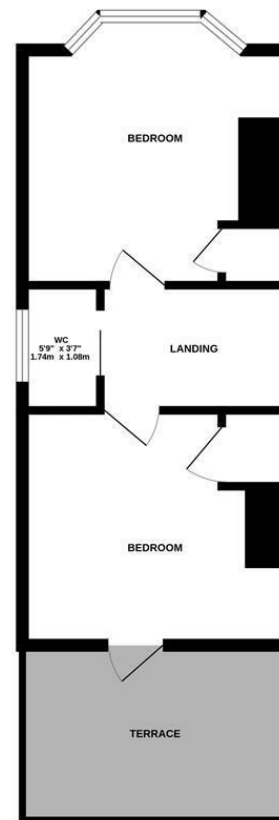
GROUND FLOOR



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		58	65
(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	

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.