



ESTATE AGENTS

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Offers In Excess Of £475,000

PCM Estate Agents are delighted to present to the market an exciting opportunity to acquire this **SUBSTANTIAL FOUR STOREY VICTORIAN TERRACED HOME** offering exceptional **VERSATILITY, CHARACTER** and home-and-income potential.

The property has been thoughtfully arranged with the upper three floors configured as a spacious **FOUR BEDROOM FAMILY HOME**, while the lower ground floor has been designed as a **SELF-CONTAINED TWO BEDROOM FLAT**, and there is also the benefit of **OFF ROAD PARKING**. Both sections remain internally connected and can easily function as one impressive residence or be utilised separately, providing excellent flexibility for multi-generational living, guest accommodation or potential income.

The ground floor welcomes you via a charming vestibule leading into the main entrance hall. From here, a **GENEROUS LIVING ROOM** enjoys views over the rear of the property, creating a relaxing retreat. To the front is a bright and sociable **OPEN PLAN KITCHEN-DINING SPACE**, ideal for entertaining or everyday family life. A convenient **WC** completes the accommodation on this level.

To the first floor there are **TWO WELL-PROPORTIONED DOUBLE BEDROOMS** alongside the main family bathroom. The second floor provides **TWO FURTHER DOUBLE BEDROOMS**, with one benefitting from its own **STYLISH EN-SUITE**, creating a comfortable principal or guest suite.

The lower ground floor can be accessed internally via the main staircase or independently through its own private front and rear entrances, allowing it to operate entirely separately if desired. This level has been configured as a **TWO BEDROOM SELF-CONTAINED FLAT**. While further work is required to complete this area and make it fully habitable, much of the key structural and preparatory work has already been carried out to a high standard. The current owners are also including materials already purchased to assist with completing the remaining works, offering buyers a fantastic opportunity to add value.

From the lower level there is access out to the **REAR GARDEN**, which is laid to lawn with a patio seating area, creating an ideal outdoor space for relaxing, entertaining or enjoying family time.

Throughout the home there is a pleasing blend of **PERIOD CHARACTER** and **MODERN CONVENIENCE**, with attractive Victorian proportions complemented by a stylish kitchen, contemporary bathroom and en-suite facilities.

The property enjoys a highly desirable position on the outskirts of the popular Queens Quarter, within the Blacklands catchment area, bordering the West Hill, placing it within easy reach of a wide range of local amenities, shops, cafés and transport links, while still benefiting from a slightly quieter residential setting.

Overall, this is a rare and exciting opportunity to acquire a substantial and flexible property with enormous potential, suitable for family living, dual accommodation or home-and-income possibilities, all within an elegant Victorian setting.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening into:

VESTIBULE

Further wooden partially glazed front door opening to:

ENTRANCE HALL

Stairs to upper and lower floor accommodation, radiator, wall mounted consumer unit for the electrics, high ceilings with cornicing, doors opening to:

SEPARATE WC

Concealed cistern dual flush low level wc, wall mounted wash hand basin with mixer tap, column style radiator, marble tiled flooring, double glazed obscured glass window to rear aspect.

LIVING ROOM

16'9 into bay x 13'1 (5.11m into bay x 3.99m)

High ceilings with panelling and cornicing, ceiling rose, period open working fireplace, exposed wooden floorboards, high skirting boards, double glazed bay window to rear aspect with pleasant views of the surrounding area.

KITCHEN-DINER

20'2 into bay x 14'6 (6.15m into bay x 4.42m)

Exposed wooden floorboards, column style radiator, built in storage, high ceilings with ceiling lights, double glazed bay window to front aspect. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for range style cooker, inset drainer-sink unit with mixer tap, exposed wooden floorboards and wood effect vinyl flooring, space for American style fridge freezer, cupboard concealed boiler, ample space for large dining table and part tiled walls. This room offers a great space for entertaining.

FIRST FLOOR LANDING

Half landing with double glazed window to rear aspect and double radiator, dado

rail, main landing with exposed wooden floorboards, dado rail and stairs rising to the second floor. Doors leading to:

BEDROOM

16'9 max x 12'9 (5.11m max x 3.89m)

Exposed wooden floorboards, period fireplace, column style radiator, high ceilings, down lights and ceiling pendant lighting, two double glazed windows to front aspect.

BEDROOM

13'2 x 13' (4.01m x 3.96m)

High ceilings, exposed wooden floorboards, double radiator, period fireplace, two double glazed windows to rear aspect having pleasant views over the surrounding area.

BATHROOM

Modern bathtub with mixer tap and shower over bath, rain style shower head and hand-held shower attachment, stylish wall mounted wash hand basin with mixer tap, LED mirror, concealed cistern dual flush low level wc, heated towel rail, tiled flooring, down lights, marble part tiled walls, shaver point, double glazed window with opaque glass for privacy to front aspect.

SECOND FLOOR LANDING

Half landing with double glazed window to rear aspect, dado rail, main landing with exposed wooden floorboards, doors to:

BEDROOM

15'1 x 12'9 (4.60m x 3.89m)

Built in storage, column style radiator, period fireplace, exposed chimney breast, two double glazed windows to rear aspect having pleasant views over the surround area and to Hastings Castle, door to:

EN-SUITE

Tiled flooring, part tiled walls, exposed brick fireplace, luxurious walk in shower with recessed rain style shower head and hand-held shower attachment, wall mounted wash hand basin with mixer tap, concealed cistern dual flush low level wc, heated towel rail, down lights, double glazed window with opaque glass to front aspect for privacy.

BEDROOM

14'9 max x 11'11 (4.50m max x 3.63m)

Radiator, double glazed window to front aspect.

LOWER GROUND FLOOR

This area could be self-contained or incorporated into the main house. Whilst this area remains unfinished, there are a number of materials that remain and will be included in the sale. The lower floor can be accessed via the main accommodation, steps down from street level and also at the rear on Stonefield Road.

RECEPTION ROOM-KITCHEN

16'7 x 12'8 (5.05m x 3.86m)

With an additional area of space measuring 4'8 x 6'6.

Double glazed bay window to rear aspect, double glazed door providing access to the rear garden, down lights. The kitchen is partially complete.

UTILITY AREA

Space and plumbing for washing machine and tumble dryer. This area is located in a nook before you enter the lower floor accommodation.

BEDROOM

16'3 max x 11'4 max (4.95m max x 3.45m max)

Double glazed bay window to front aspect, down lights, cupboard housing the Megaflo system.

BEDROOM

11'9 max narrowing to 9'9 x 6'7 (3.58m max narrowing to 2.97m x 2.01m)

Double glazed window and door to front aspect.

SHOWER ROOM

Wet room style with tiled floor and tiled walls, extractor fan for ventilation, wall mounted wash hand basin, concealed cistern low level wc, shower with rain style shower head, two double glazed windows with opaque glass to rear aspect, built in under stairs storage cupboard.

REAR GARDEN

Concrete patio, area of lawn that is in need of cultivation, fenced boundaries, outside water tap, fixed wooden pergola.

PARKING

Located up the hill on the right hand side is a parking space and storage unit.

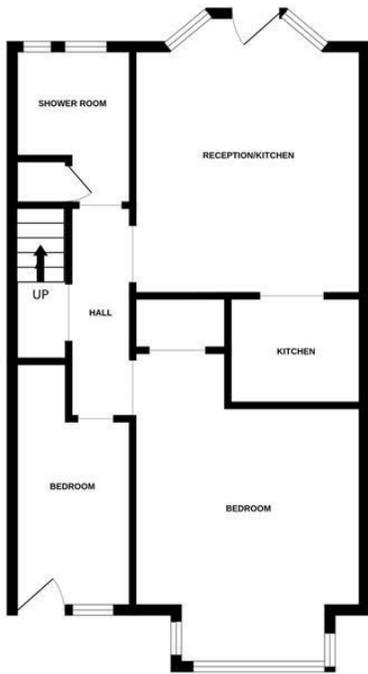
Council Tax Band: C



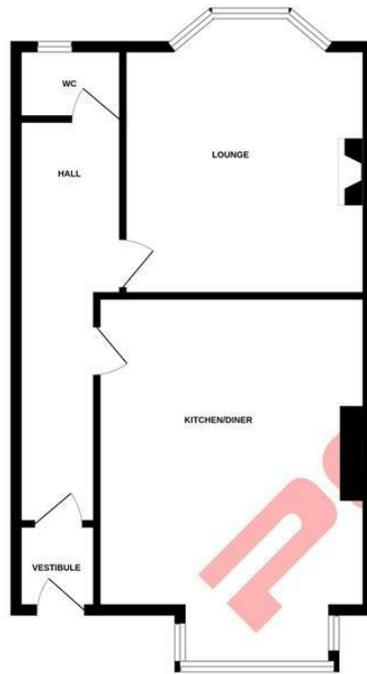




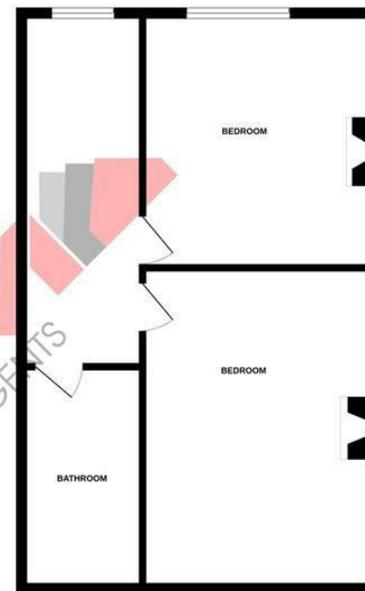
BASEMENT



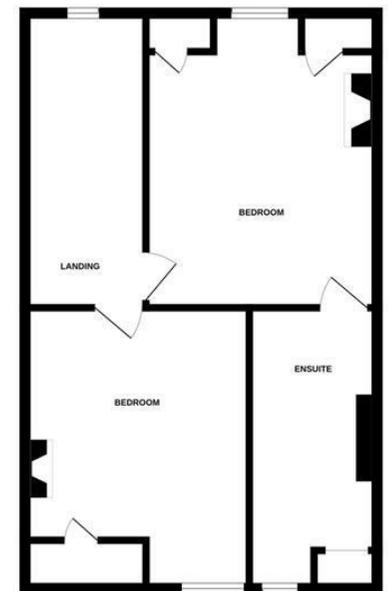
GROUND FLOOR



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 | | | |
| | | | 67 |
| | | 40 | |
| 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.