



ESTATE AGENTS

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Offers In The Region Of £350,000

A RARE OPPORTUNITY has arisen to acquire this FOUR BEDROOM PERIOD HOME with FANTASTIC SEA VIEWS. Forming part of this RARELY AVAILABLE TERRACE. Offered to the market CHAIN FREE with well-presented and deceptively spacious accommodation throughout.

Located within a sought-after and quiet crescent off within easy reach of Alexandra Park and Hastings town centre with its mainline railway station and seafront.

Accommodation comprises an entrance vestibule, hallway, living room, KITCHEN-DINER plus separate UTILITY ROOM and DOWNSTAIRS WC, first floor landing, TWO BEDROOMS, a bathroom and SEPARATE WC to the first floor, whilst to the second floor there are TWO FURTHER BEDROOMS with the rear bedroom enjoying its own EN SUITE. The property enjoys PLEASANT FAR REACHING VIEWS of the sea from the front aspect on the first and second floors, whilst the second floor boasts a fantastic view out to sea and of Hastings Castle. The property retains SOME PERIOD FEATURES including HIGH CEILINGS and EXPOSED WOODEN FLOORBOARDS.

Externally the property enjoys a spacious FRONT GARDEN that provides ample space for outdoor seating, whilst to the rear is a PRIVATE AND ENCLOSED COURTYARD with storage shed and gate providing rear pedestrian access.

Early viewing via PCM Estate Agents is considered essential to secure this property. Call now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Door leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, exposed wooden floorboards, door leading to kitchen-diner.

LOUNGE

15'3 max x 12'9 (4.65m max x 3.89m)

Double glazed bay window to front aspect enjoying a pleasant outlook and letting in ample light, exposed wooden floorboards, feature fire surround, radiator, door to:

KITCHEN-DINER

12'3 x 11'10 (3.73m x 3.61m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with oven below, inset one & ½ bowl stainless steel inset sink with mixer tap, ample space for dining table and chairs, double glazed window to rear aspect overlooking the garden, radiator, doorway to:

UTILITY ROOM

12'11 x 8'4 (3.94m x 2.54m)

Range of base level units with worksurfaces, stainless steel inset sink with mixer tap, ample space for appliances including fridge freezer, space and plumbing for washing machine, wall mounted gas fired boiler, double glazed windows to both rear and side aspects, part glazed door to side leading to the garden.

DOWNSTAIRS WC

Dual flush wc, wash hand basin with tiled splashback, extractor fan.

FIRST FLOOR LANDING

Split level with stairs rising to the second floor accommodation, radiator, exposed wooden floorboards and carpet.

BATHROOM

9'6 x 8'2 (2.90m x 2.49m)

Panelled bath, separate walk in double shower, wash hand basin with tiled splashback, ladder style radiator, feature fire surround, sash window to rear aspect.

SEPARATE WC

Dual flush wc, window to side aspect.

BEDROOM

11'10 x 11'9 (3.61m x 3.58m)

Sash window to rear aspect, exposed wooden floorboards, radiator.

BEDROOM

16'3 x 12'9 (4.95m x 3.89m)

Double glazed windows to front aspect enjoying sea views, exposed wooden floorboards, two radiators.

SECOND FLOOR LANDING

Velux window to rear aspect, exposed wooden floorboards, built in storage cupboard.

BEDROOM

9'3 x 6'9 (2.82m x 2.06m)

Double glazed window to rear aspect, door providing access to eaves storage, exposed wooden floorboards, radiator, door to:

EN SUITE

9'2 x 3'11 max (2.79m x 1.19m max)

Walk in shower with shower screen, dual flush wc, wash hand basin with tiled splashbacks, part tiled walls.

MASTER BEDROOM

15'5 max x 12'2 max (4.70m max x 3.71m max)

Double glazed windows to front aspect enjoying fantastic far reaching sea views and also views to Hastings Castle and the West Hill, exposed wooden floorboards, radiator, storage cupboard built into recess.

REAR GARDEN

Private and enclosed, storage shed, gate providing rear pedestrian access.

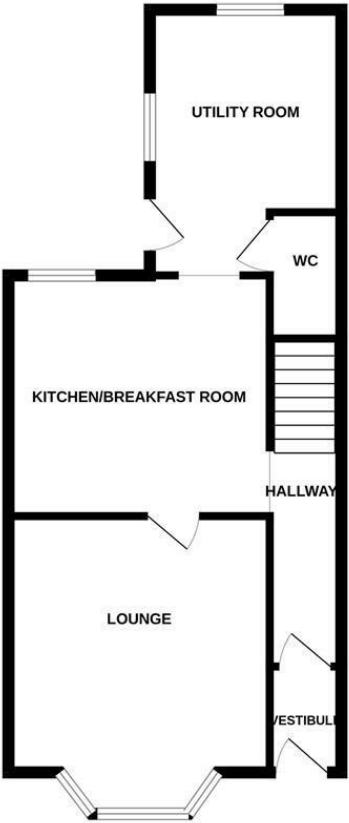
FRONT GARDEN

Private and enclosed, featuring a range of mature shrubs, plants and trees, enjoying a sunny aspect and offering ample space for seating and entertaining in addition to the rear garden.

Council Tax Band: C



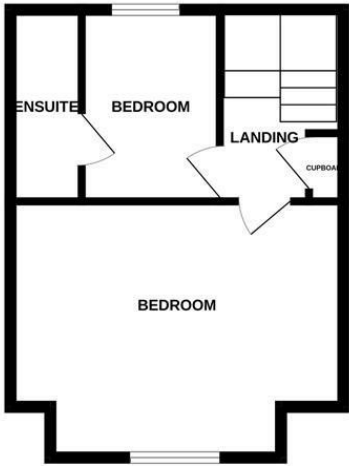
GROUND FLOOR



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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