



ESTATE AGENTS

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**Price £318,500**

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE END OF TERRACE VICTORIAN BAY FRONTED FOUR BEDROOMED HOUSE with LOFT ROOM located on this sought-after town centre road within walking distance to Hastings mainline railway station with its many direct trains to London, Priory Meadow with a number of retail outlets and of course Hastings seafront and pier.

The property is IN NEED OF MODERNISATION but does offer well-proportioned accommodation arranged over FOUR FLOORS. To the lower floor there is a lounge, SEPARATE DINING ROOM, kitchen, lean to and access onto the COURTYARD TERRACED GARDEN. To the ground floor there are TWO BEDROOMS, bathroom and a separate wc, first floor landing with two bedrooms and to the second floor is a LOFT ROOM that is currently used as a fifth bedroom. The property has gas central heating, double glazed windows and offers VERSATILE ACCOMMODATION that could be arranged in many different ways.

Please call the owners agents now to book your viewing and avoid disappointment.

#### **STAIRS DESCENDING FROM STREET LEVEL**

To the lower floor of the property with private front door to:

#### **ENTRANCE HALL**

Wall mounted consumer unit for the electrics, tiled flooring, radiator, stairs rising to upper floor accommodation, under stairs storage space.

#### **DOWNSTAIRS WC**

Low level wc, wash hand basin.

#### **LIVING ROOM**

15'1 into bay x 10'9 (4.60m into bay x 3.28m)

Double radiator, double glazed bay window to front aspect.

#### **DINING ROOM**

14'4 x 9'2 narrowing to 8' (4.37m x 2.79m narrowing to 2.44m)

Double radiator, double glazed window to rear aspect.

#### **KITCHEN**

13'4 x 7'5 (4.06m x 2.26m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine and dishwasher, space for tall fridge freezer, wall mounted boiler, space for countertop microwave or electric plug in cooker, double glazed pattern glass window to rear aspect, window and door to side providing access and outlook onto:

#### **LEAN TO**

14'2 x 5' (4.32m x 1.52m)

Tiled flooring, workbench, double glazed French doors to garden.

#### **GROUND FLOOR HALLWAY**

Stairs rising to first floor accommodation, telephone point, double glazed door to front providing another access point to the property, radiator, door to:

#### **BEDROOM**

15'4 into bay x 11'1 (4.67m into bay x 3.38m)

Cornicing, picture rail, double radiator, double glazed bay window to front aspect with views of Hastings Castle.

#### **BEDROOM**

14'5 x 8'9 narrowing to 7'7 (4.39m x 2.67m narrowing to 2.31m)

Radiator, double glazed window to rear aspect.

#### **BATHROOM**

Panelled bath, separate walk in shower, pedestal wash hand basin, part tiled walls, tiled flooring, double aspect with double glazed windows to side and rear.

#### **SEPARATE WC**

Loft hatch providing access to loft space, wash hand basin, tiled flooring.

#### **FIRST FLOOR LANDING**

Stairs rising to the second floor, double glazed window to rear aspect.

#### **BEDROOM**

15'2 x 12'4 (4.62m x 3.76m)

Built in cupboard, fireplace, double glazed windows to front aspect with views towards Hastings Castle.

#### **BEDROOM**

14'4 x 9'4 narrowing to 7'9 (4.37m x 2.84m narrowing to 2.36m)

Fireplace, radiator, double glazed window to rear aspect.

#### **SECOND FLOOR LANDING**

Door to:

#### **LOFT ROOM**

11'9 x 13'7 max narrowing to 9'9 (3.58m x 4.14m max narrowing to 2.97m)

Velux windows to front and rear aspects, radiator, pleasant outlook from the front of the house towards Hastings Castle.

#### **OUTSIDE - FRONT**

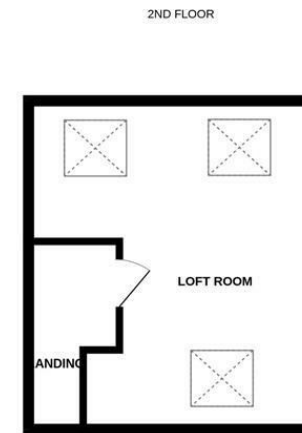
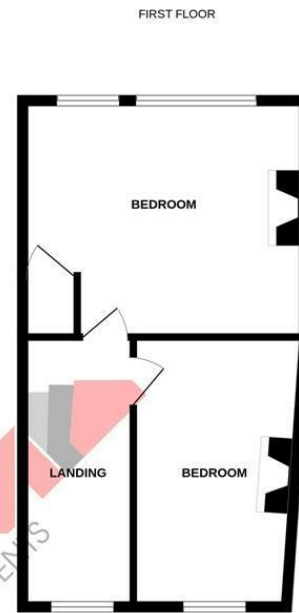
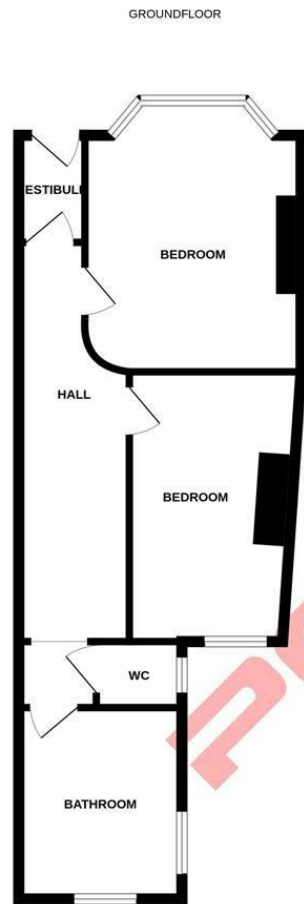
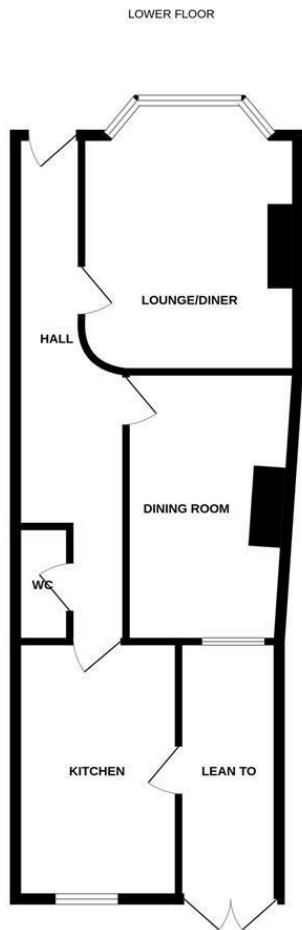
The property is set back from the road in a slightly elevated position with steps up to one of two front doors, also having stairs descending to the lower floor with courtyard and access to the property.

#### **REAR GARDEN**

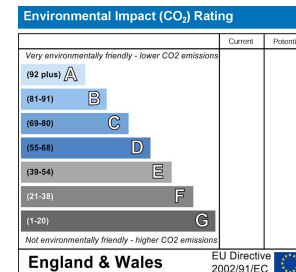
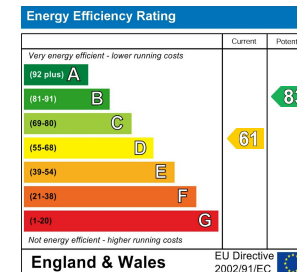
Courtyard style garden arranged over two terraces, in need of some cultivation and updating, outside storage.

Council Tax Band: C





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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