



ESTATE AGENTS

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Offers In Excess Of £325,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this FOUR STOREY, SIX BEDROOM VICTORIAN TERRACED HOUSE located on this sought-after road within the West Hill region of Hastings.

The property is IN NEED OF REFURBISHMENT but offers potential with well-proportioned accommodation arranged over four floors. To the lower floor there is a living room, KITCHEN-DINER with access onto the LEVEL GARDEN, and bathroom, whilst to the ground floor there are TWO GOOD SIZED DOUBLE BEDROOMS and a separate wc. On the first floor landing you will find TWO FURTHER DOUBLE BEDROOMS, and to the second floor there are the remaining TWO DOUBLE BEDROOMS.

The property is located within easy reach of Hastings Old Town, town centre, popular schooling establishments and local amenities.

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

STEPS DESCENDING FROM STREET LEVEL

To the lower floor with door opening to:

PORCH

Further door opening into:

ENTRANCE HALL

Partially divided with further door to inner hallway, wall mounted consumer unit for the electrics, stairs rising to upper floor accommodation, under stairs recess area, door to

LIVING ROOM

16'9 into bay x 12'9 (5.11m into bay x 3.89m)

Currently used as a workshop, with bay window to front aspect.

DINING ROOM

11'5 x 10'4 (3.48m x 3.15m)

Space for dining table, open plan to:

KITCHEN

13'3 x 9'4 (4.04m x 2.84m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below, inset drainer-sink unit with mixer tap, electric storage radiator, space for fridge freezer, door to rear aspect with outlook and access onto the garden.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, storage radiator, storage cupboard, window to rear aspect.

GROUND FLOOR LANDING

Electric storage radiator, door to;

BEDROOM

14'2 into bay x 13' (4.32m into bay x 3.96m)

Fireplace, panelled ceiling, cornicing, window to front aspect.

BEDROOM

13'6 x 11'6 (4.11m x 3.51m)

Bay window to rear aspect.

WC

Low level wc, window to rear aspect.

FIRST FLOOR LANDING

Stairs rising to second floor, window to rear aspect.

BEDROOM

15'7 x 14'4 into bay (4.75m x 4.37m into bay)

Exposed wooden floorboards, window to front aspect, additional window to front aspect.

BEDROOM

13'9 into bay x 11'4 (4.19m into bay x 3.45m)

Bay window to rear aspect.

SECOND FLOOR LANDING

Window to rear aspect, loft hatch providing access to loft space.

BEDROOM

16'2 x 11'7 (4.93m x 3.53m)

Exposed wooden floorboards, window to front aspect.

BEDROOM

11'6 x 10'8 (3.51m x 3.25m)

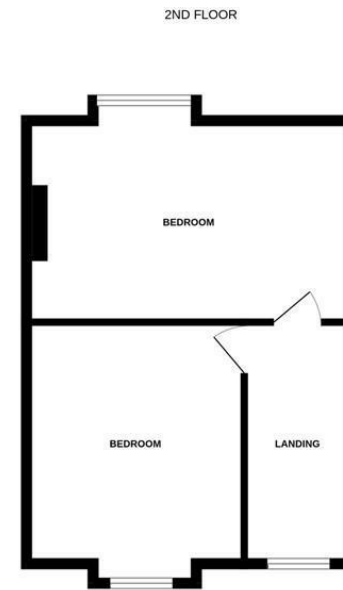
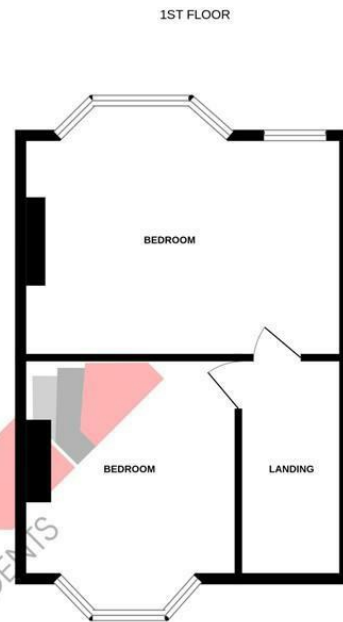
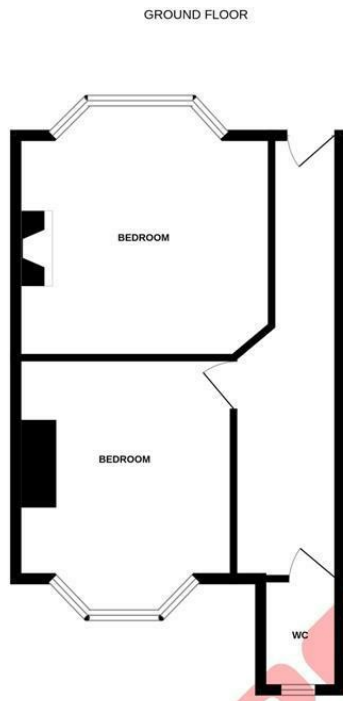
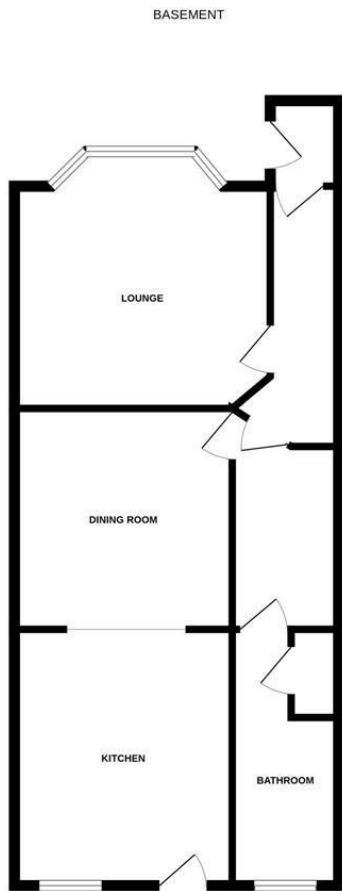
Exposed wooden floorboards, fireplace, window to rear aspect.

REAR GARDEN

Level and enclosed, in need of some cultivation but offering ample outside space to enjoy.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		23	
(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.