



ESTATE AGENTS

11, Edmund Road, Hastings, TN35 5JY

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

Offers In Excess Of £535,000

A RARE OPPORTUNITY has arisen to acquire this FOUR DOUBLE BEDROOM DETACHED VICTORIAN VILLA located in this incredibly sought-after region of Clive Vale, The property retains a plethora of CHARACTER FEATURES throughout including HIGH CEILINGS, FIREPLACES, CEILING CORNICING, CEILING ROSES and EXPOSED WOODEN FLOORBOARDS.

Offering deceptively spacious accommodation over three floors comprising an entrance vestibule, hallway, LOUNGE, DINING ROOM and kitchen, to the first floor are TWO DOUBLE BEDROOMS with the master enjoying its own EN SUITE in addition to a main family bathroom and SEPARATE WC, whilst to the second floor are TWO FURTHER BEDROOMS. To the rear of the property is a PRIVATE REAR GARDEN featuring a SUMMER HOUSE with power, whilst to the front there is OFF ROAD PARKING and an area of front garden.

Situated within easy reach of Hastings historic Old Town, seafront and local schooling facilities. The property is considered an IDEAL FAMILY HOME for those looking for a CHARACTERFUL HOUSE near the sea.

Please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE VESTIBULE**

Stain glass door to:

#### **ENTRANCE HALLWAY**

Spacious with stairs rising to first floor accommodation, exposed wooden floorboards, under stairs storage area, radiator.

#### **LOUNGE**

16'1 max x 13'2 (4.90m max x 4.01m)

Feature fireplace, double glazed bay window to front aspect, ceiling cornicing, ceiling rose, picture rail, radiator.

#### **DINING ROOM**

12' x 11'9 (3.66m x 3.58m)

Double doors opening up onto the garden, ceiling cornicing, ceiling rose, picture rail, radiator.

#### **KITCHEN**

13' x 8'9 (3.96m x 2.67m)

Comprising a range of eye and base level base units with worksurfaces over, four ring gas hob with extractor above and oven below, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher, stainless steel inset sink with mixer tap, double glazed window and door to side aspect leading out to the garden.

#### **WC**

Dual flush wc, wash hand basin, heated towel rail, window to side aspect, part tiled walls.

#### **FIRST FLOOR LANDING**

Stain glass window to rear aspect, stairs rising to second floor accommodation, airing cupboard, radiator.

#### **BEDROOM**

16'2 max x 12'1 (4.93m max x 3.68m)

Double glazed bay window to front aspect with partial sea view, radiator, picture rail, ceiling rose, doorway to:

#### **EN SUITE SHOWER ROOM**

Walk in double shower, dual flush wc, floating wash hand basin, extractor fan, chrome ladder style radiator, double glazed window to side aspect.

#### **BEDROOM**

12'1 x 8'1 (3.68m x 2.46m)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

9'4 x 6' (2.84m x 1.83m)

Panelled bath with mixer tap and shower attachment, shower screen, wc, floating wash hand basin, heated towel rail, double glazed obscured window to front aspect.

#### **SECOND FLOOR LANDING**

Loft hatch.

#### **BEDROOM**

18'7 x 13'4 (5.66m x 4.06m)

Double glazed windows to front and side aspects enjoying a pleasant view, feature fire surround, radiator.

#### **BEDROOM**

12'1 x 11'11 (3.68m x 3.63m)

Double glazed window to side aspect, feature fire surround, radiator.

#### **REAR GARDEN**

Private and secluded, mainly laid to lawn and featuring a range of mature shrubs and trees. Towards the end of the garden is a summer house with power and storage shed. There is also gated side access to the front of the property.

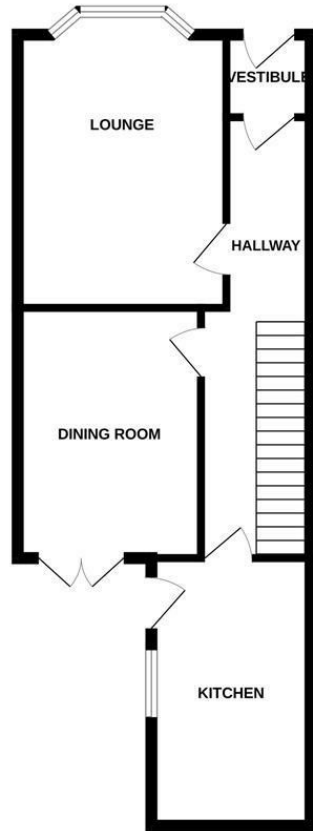
#### **OUTSIDE - FRONT**

Driveway providing off road parking, area of front garden.

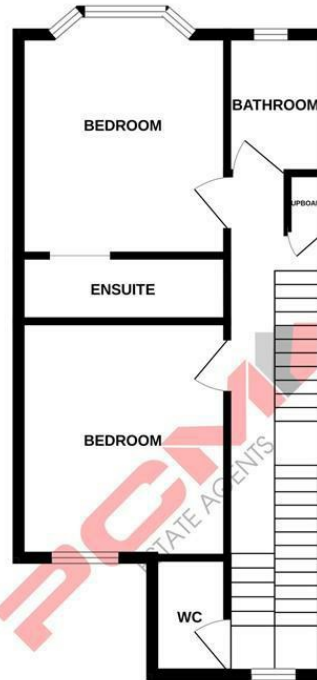
Council Tax Band: D



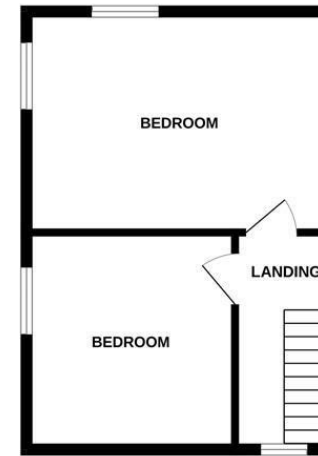
GROUND FLOOR



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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