



ESTATE AGENTS

**35, St. Marys Terrace, Hastings, TN34 3LR**

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

**Price £850,000**

An incredibly RARE OPPORTUNITY has arisen to acquire this EXCEPTIONAL FOUR BEDROOM PERIOD HOUSE located on this highly sought-after and rarely available road enjoying an ELEVATED POSITION with STUNNING VIEWS.

The property offers deceptively spacious and VERSATILE ACCOMODATION over four floors comprising an entrance vestibule, hallway, downstairs bedroom/ reception room, additional DRESSING ROOM which was formerly the kitchen, UTILITY ROOM, SUN ROOM and WET ROOM, first floor landing with 18ft LIVING ROOM with FEATURE LOG BURNER and BAY WINDOW to the front which enjoys SENSATIONAL VIEWS over the town and towards the sea in addition to a KITCHEN-BREAKFAST ROOM & wc. To the second floor are TWO BEDROOMS both of which enjoying the aforementioned views in addition to a LUXURY BATHROOM SUITE, whilst to the third floor is an ADDITIONAL BEDROOM which is a GENEROUS SIZE and also enjoys views in addition to its own EN SUITE SHOWER ROOM.

Externally the property boasts a BEAUTIFULLY PRESENTED PRIVATE & TRANQUIL GARDEN with STUDIO/ HOME OFFICE and to the front of the property there is ALLOCATED PARKING for two vehicles.

This is an incredibly exciting and rare opportunity to purchase this AMAZING HOME and internal viewing comes highly recommended to really appreciate the quality of finish and views on offer.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE VESTIBULE**

Herringbone wooden flooring, door to:

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation under stairs storage area, herringbone wood flooring, radiator.

#### **BEDROOM/ RECEPTION ROOM**

14'9 x 13'8 (4.50m x 4.17m)

Marble fire surround, bay window to front aspect enjoying a pleasant outlook, high ceilings, picture rail, two radiators, open plan to:

#### **DRESSING ROOM**

12'1 x 10'6 (3.68m x 3.20m)

Formerly the kitchen with storage cupboards built into recess, a mixture of herringbone wood flooring and tiled flooring, radiator, window to rear aspect, door leading to:

#### **UTILITY ROOM**

Wall mounted gas fired boiler, space for appliances and door to sun room and rear door leading to garden, door to:

#### **WET ROOM**

Modern suite comprising shower, floating wash hand basin with storage below, dual flush wc, chrome ladder style radiator, part tiled walls, tiled flooring, extractor fan.

#### **FIRST FLOOR SPLIT LEVEL LANDING**

Stairs rising to second floor accommodation, wooden floorboards, door to:

#### **WC**

8'4 x 6'3 (2.54m x 1.91m)

Wash hand basin, wc, window to rear aspect, door to rear aspect leading to the garden.

#### **KITCHEN**

12' x 9'8 (3.66m x 2.95m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with oven below, inset sink with mixer tap, space and plumbing for washing machine, space for fridge freezer, high ceiling, bay window to rear aspect enjoying a beautiful outlook over the garden, double doors to:

#### **LIVING ROOM**

18'9 x 16'7 narrowing to 13'8 (5.72m x 5.05m narrowing to 4.17m)

Light and airy room with bay window to front aspect enjoying sensational views over the town towards the sea, feature log burner, exposed wooden floorboards, high ceilings, picture rail, radiator, additional window to front aspect and return door to hallway.

#### **SECOND FLOOR LANDING**

Window to rear aspect overlooking the garden, stairs to upper floor accommodation, under stairs storage cupboard and radiator.

**BEDROOM**

16'5 x 11'4 (5.00m x 3.45m)

Window to front aspect enjoying sensational views over the town towards the sea, radiator.

**BEDROOM**

11'9 x 6'4 (3.58m x 1.93m)

Window to front aspect enjoying the aforementioned views, radiator.

**BATHROOM**

13'3 max x 11'2 (4.04m max x 3.40m)

Spacious suite comprising a freestanding bath adjacent to the bay window and overlooking the rear garden, separate walk in double shower, wc, wash hand basin with tiled splashback, feature fire surround, utility cupboard with space and plumbing for washing machine and space for tumble dryer, exposed wooden floorboards.

**THIRD FLOOR LANDING**

Door to:

**BEDROOM**

17'2 max x 15'6 max (5.23m max x 4.72m max)

Dormer window to front aspect where you can enjoy panoramic views across the town, towards the sea and Beachy Head, Velux window to rear aspect, multiple doors providing access to eaves storage, radiator and door to:

**EN SUITE BATHROOM**

Panelled bath with mixer tap and shower attachment, shower screen, wc, wash hand basin, part tiled walls, Velux window to rear aspect.

**REAR GARDEN**

A particular feature of the property, being well-presented, private and secluded. The garden is tiered and offers a variety of different seating areas, very tranquil and features a range of beautiful plants, mature shrubs and trees in addition to a greenhouse and storage shed. Towards the end of the garden is a studio/home office.

**GARDEN STUDIO**

9'7 x 9'6 (2.92m x 2.90m)

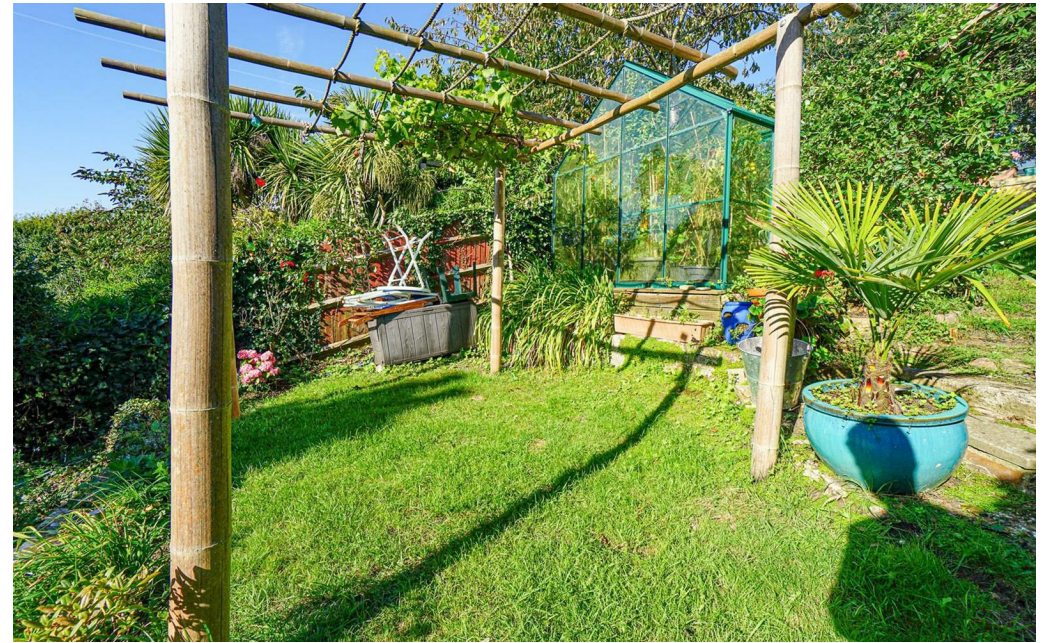
Sliding glass door to front aspect, window to side aspect.

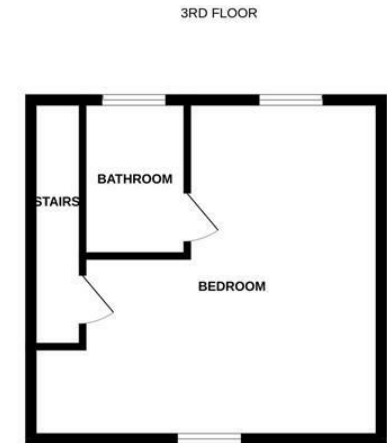
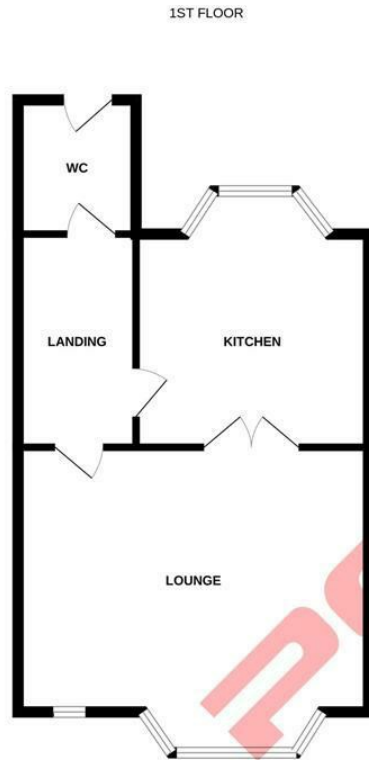
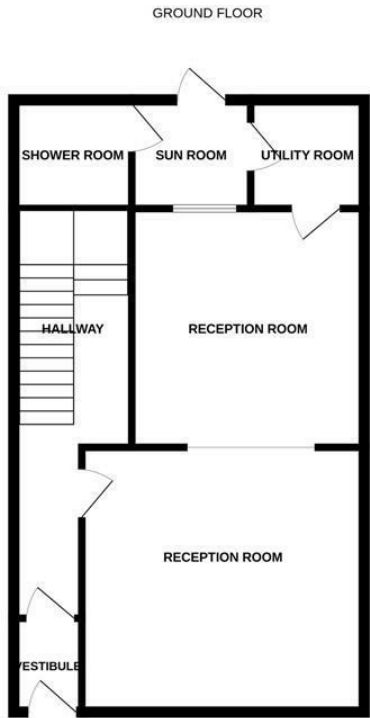
**OFF ROAD PARKING**

Opposite the house is allocated parking for two vehicles.

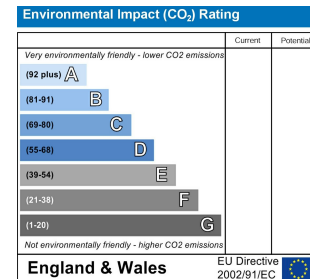
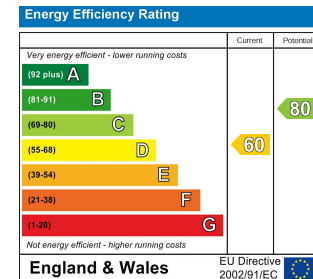








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2023



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.