



ESTATE AGENTS

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Offers In Excess Of £699,950

A BEAUTIFUL EXAMPLE of a FOUR BEDROOM, FOUR STOREY PERIOD HOME with a CONTEMPORARY FINISH, located within this highly sought-after and RARELY AVAILABLE road within Hastings historic Old Town. The property has undergone EXTENSIVE REFURBISHMENT yet retains a WEALTH OF PERIOD FEATURES throughout including HIGH CEILINGS & FIREPLACES, and boasts extremely spacious and versatile accommodation.

The ground floor comprises a SPACIOUS KITCHEN which is partially open plan onto the DINING ROOM with living space extended onto a SUN TRAP COURTYARD STYLE GARDEN via BI-FOLD doors, DOWNSTAIRS WC and entrance hallway. To the first floor there is a 21ft DUAL ASPECT LIVING ROOM and to the second floor there are TWO DOUBLE BEDROOMS and a bathroom, whilst to the third floor there is the PRINCIPLE SUITE with EN SUITE SHOWER ROOM, FOURTH BEDROOM/ HOME OFFICE and a UTILITY room. To the rear of the property is the aforementioned courtyard style garden which is private, secluded and ideal for seating and entertaining with bi-fold doors leading back onto the kitchen.

The property is located in an extremely convenient road within walking distance to the seafront and the many boutique shops, bars and restaurants that the historic Old Town of Hastings has to offer. This is an incredibly RARE OPPORTUNITY to acquire such a BEAUTIFUL HOME in a PRIME LOCATION.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Door to storage cupboard/ cloakroom and further door to entrance hallway.

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard, wooden herringbone flooring, radiator.

KITCHEN

14'6 x 11'7 (4.42m x 3.53m)

Bi-fold doors to the rear aspect leading to the garden, beautifully presented room comprising a range of units with worksurfaces over, space for cooker, space for fridge freezer, space and plumbing for slimline dishwasher, inset sink with mixer tap, exposed brick wall and island featuring two breakfast bars, radiator, herringbone wood flooring, partially open plan with sliding glass doors leading to:

DINING ROOM

13'7 x 8'10 (4.14m x 2.69m)

Feature fireplace currently housing an electric fire, exposed brick wall, double glazed window to front aspect, herringbone wood flooring, radiator, return door to hallway.

DOWNSTAIRS WC

Dual flush wc, wash hand basin, window to rear aspect.

FIRST FLOOR LANDING

Stairs rising to second floor accommodation, wall mounted thermostat control, access to a generous storage room, double glazed window to front aspect.

LOUNGE

21'1 x 14'6 max (6.43m x 4.42m max)

Dual aspect with double glazed windows to front and rear aspects, the rear enjoying a pleasant outlook towards the East Hill, feature marble fireplace, wood flooring, two radiators, shelving built into recess.

SECOND FLOOR LANDING

Stairs rising to the third floor, double glazed window to front aspect, shelving built into recess.

BEDROOM

13'7 max x 10'3 max (4.14m max x 3.12m max)

Feature fireplace, radiator, double glazed window to front aspect.

BEDROOM

10'4 x 10'4 (3.15m x 3.15m)

Double glazed window to rear aspect enjoying a pleasant outlook towards the East Hill, feature fireplace, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, vanity wash hand basin with storage below, wc, wooden floorboards, radiator, double glazed window to rear aspect.

THIRD FLOOR LANDING

Access to:

UTILITY ROOM

Space and plumbing for washing machine, wash hand basin with mixer tap, double glazed window to front aspect.

MASTER BEDROOM

15'3 max x 14'1 (4.65m max x 4.29m)

Double glazed window to rear aspect enjoying a pleasant view towards the East Hill with partial views of the sea, feature fireplace, exposed brick wall, wooden floorboards, radiator, door to:

EN SUITE

Walk in double shower, dual flush wc, vanity wash hand basin with storage below, chrome ladder style radiator, loft hatch.

BEDROOM

13'9 max x 7'8 max (4.19m max x 2.34m max)

Double glazed window to front aspect, feature fire surround, radiator, exposed wooden floorboards.

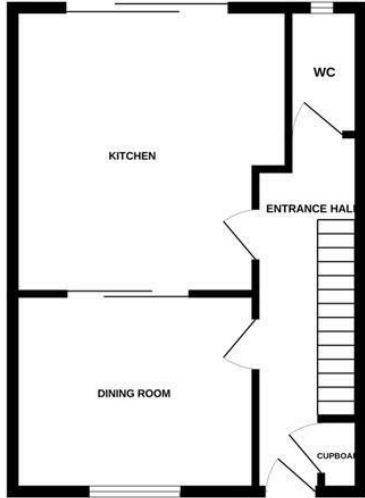
REAR GARDEN

Private and secluded courtyard style garden ideal for seating and entertaining.

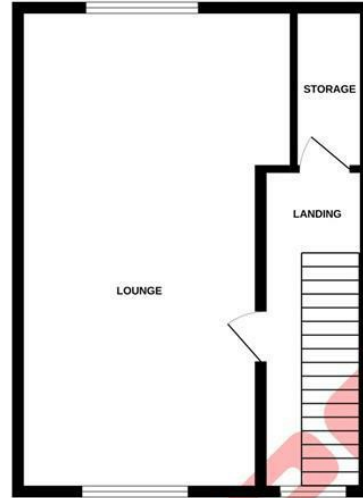
Council Tax Band: F



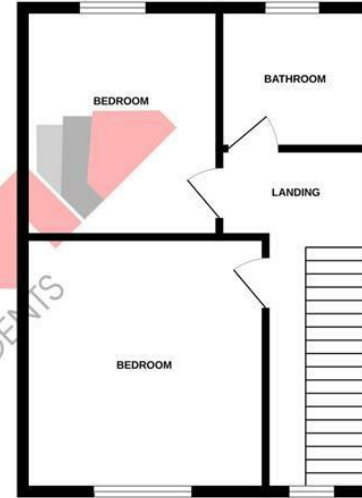
GROUND FLOOR



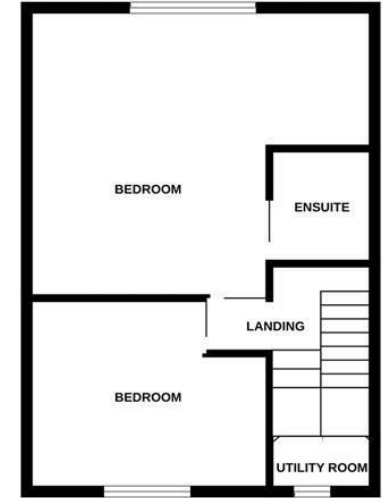
1ST FLOOR



2ND FLOOR



3RD 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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	