



ESTATE AGENTS

4, Wellington Road, Hastings, TN34 3RN

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

Offers In The Region Of £600,000



PCM Estate Agents are delighted to offer for sale this RARELY AVAILABLE, DOUBLE FRONTED, FIVE/ SIX BEDROOMED SEMI-DETACHED VICTORIAN HOUSE, located on this highly sought-after road between Hastings town centre and the West Hill, within walking distance of the seafront and Hastings Old Town.

The property offers extremely spacious and versatile accommodation over THREE FLOORS with the ground floor being considered ideal for SEPARATE ANNEXE ACCOMODATION, whilst retaining a plethora of PERIOD FEATURES throughout.

To the ground floor there is a GENEROUS ENTRANCE HALLWAY with a BEDROOM/ LOUNGE and the rest of the ground floor being considered ideal for annexe accommodation comprising a LOUNGE with FIREPLACE, 15ft KITCHEN-BREAKFAST ROOM, BEDROOM and SHOWER ROOM. To the first floor there is a landing with separate KITCHEN-BREAKFAST ROOM, THREE BEDROOMS: one currently being used as a lounge, bathroom and wc, whilst to the second floor there is a LARGE MASTER BEDROOM. To the rear of the property is a private and secluded COURTYARD GARDEN ideal for seating and entertaining.

This ATTRACTIVE VICTORIAN RESIDENCE is conveniently located within walking distance to Hastings town centre, the popular West Hill and Hastings historic Old Town. The property is considered ideal for those looking for a LARGE FAMILY RESIDENCE.

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

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Spacious with stairs rising to the first floor accommodation, under stairs storage cupboard, two radiators, door to:

#### **BEDROOM**

14'10 max x 13'10 (4.52m max x 4.22m)

Bay window to front aspect with a partial sea view, picture rail, ceiling cornicing, ceiling rose, radiator. This room could also be utilised as a lounge.

#### **INNER HALLWAY**

This section of the house could easily be used for separate annexe accomodaton, door leading to:

#### **LOUNGE**

14'3 max x 13'5 narrowing to 12'7 (4.34m max x 4.09m narrowing to 3.84m)  
Feature fireplace, two windows to rear aspect, radiator, door leading to:

#### **BEDROOM**

14'10 max x 13'8 max (4.52m max x 4.17m max)

Bay window to front aspect with partial views of the sea, ceiling cornicing, ceiling rose, picture rail, radiator.

#### **KITCHEN-BREAKFAST ROOM**

15'8 x 9' narrowing to 7'11 (4.78m x 2.74m narrowing to 2.41m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, space for fridge freezer, space and plumbing for washing machine, inset sink with mixer tap, windows to rear and side aspect, door to side aspect leading out to the garden. Dining area providing ample space for dining table and chairs, radiator, window to side aspect and wall mounted gas fired boiler.

#### **SHOWER ROOM**

Walk in double shower, wc, wash hand basin with tiled splashback and storage below, extractor fan, obscured window to side aspect.

#### **FIRST FLOOR LANDING**

Stairs rising to the second floor accommodation, radiator.

#### **LOUNGE/ BEDROOM**

14'10 max x 13'9 (4.52m max x 4.19m)

Bay window to front aspect which enjoys a pleasant outlook and a partial view of the sea, radiator.

#### **KICTHEN-BREAKFAST ROOM**

14'9 max x 13'9 (4.50m max x 4.19m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with oven below, space and plumbing for dishwasher, space for fridge, inset sink with mixer tap, window to side aspect and a dining area offering space for dining table and chairs and a window to front aspect.

**BEDROOM**

13'5 max x 12'8 max (4.09m max x 3.86m max)

Two windows to rear aspect, radiator, storage cupboard built into recess.

**BEDROOM**

9'2 x 9' (2.79m x 2.74m)

Window to rear aspect, radiator.

**BATHROOM**

Panelled bath with mixer tap and shower attachment, shower screen, wash hand basin with tiled splashbacks, part tiled walls, radiator, extractor fan, window to side aspect.

**WC**

Dual flush wc, window to side aspect.

**SECOND FLOOR LANDING**

Door to:

**BEDROOM**

17'1 x 16'2 (5.21m x 4.93m)

Two Velux windows to rear aspect, window to side aspect, radiator.

**REAR GARDEN**

Private and secluded courtyard garden, ideal for seating and entertaining, gate providing side access.







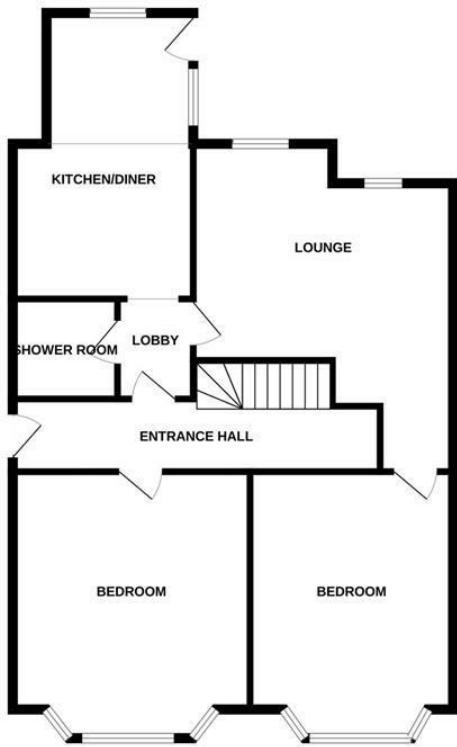




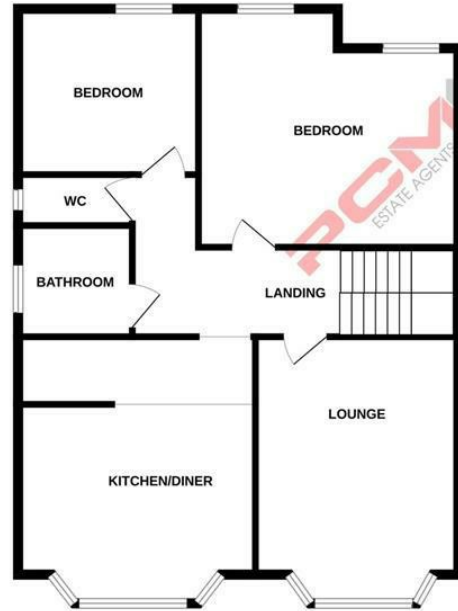




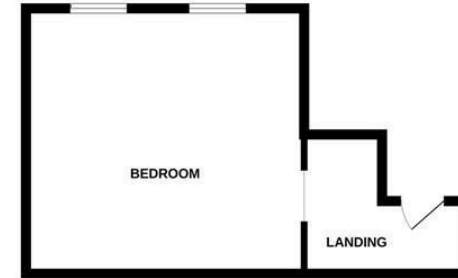
GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		46	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.