



ESTATE AGENTS

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Offers In Excess Of £550,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this ATTRACTIVE VICTORIAN DETACHED THREE/ FOUR BEDROOMED VILLA within walking distance to the Old Town and seafront. The property has been EXTENSIVELY IMPROVED and offers versatile, well-proportioned and well-appointed accommodation.

Accommodation comprises a vestibule onto an entrance hall, DOWNSTAIRS WC, BAY FRONTED LIVING ROOM with OPEN FIRE leading seamlessly into a lovely CONSERVATORY with PLEASANT VIEWS over the garden and far reaching views beyond, an IMPRESSIVE OPEN PLAN KITCHEN-DINING-FAMILY ROOM and a ground floor FOURTH BEDROOM/ STUDY. Upstairs, the spacious landing provides access to THREE WELL-PROPORTIONED DOUBLE BEDROOMS and a LUXURIOUS BATHROOM with a separate shower. The property has modern comforts including gas fired central heating and UPVC double glazed windows with acoustic glass.

Outside there is a driveway to the side providing OFF ROAD PARKING for multiple vehicles and a BEAUTIFULLY LANDSCAPED REAR GARDEN with a porcelain tiled patio, brick built barbeque & pizza oven, and a lush lawn. Pleasant views can be enjoyed from the rear of the house towards the sea and the East Hill.

The property also owns a SMALL PARCEL OF LAND to the side of the driveway which they are willing to incorporate within the sale, subject to separate negotiations.

Conveniently positioned on the outskirts of Hastings historic Old Town, within easy reach of a vast range of amenities, popular schooling establishments, artisan shops and eateries.

Viewing comes highly recommended for this STUNNING VICTORIAN VILLA located in this incredibly sought-after and convenient position. Please call the owners agents now to book your viewing.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening onto:

VESTIBULE

Exposed wooden floorboards, cornicing, further wooden door with leaded light inserts opening to:

LIGHT AND SPACIOUS ENTRANCE HALL

Continuation of the exposed wooden floorboards, cornicing, radiator, stairs rising to upper floor accommodation, under stairs storage cupboard, door to:

DOWNSTAIRS WC

Contemporary low level wc, wall mounted wash hand basin, marble tiled walls, radiator, wood effect tiled flooring, down lights, extractor for ventilation, double glazed opaque glass windows to rear aspect.

LIVING ROOM

15'11 x 13'2 (4.85m x 4.01m)

Continuation of the exposed wooden floorboards, cornicing, ceiling rose, fireplace with tiled hearth, television point, UPVC sash style double glazed acoustic glass bay window with a further section of glass to the side aspect, and French doors opening to:

CONSERVATORY

13'1 x 11'2 (3.99m x 3.40m)

Exposed wooden floorboards, part brick construction, radiator, wall light, double glazed windows to both side and rear elevations with lovely views extending over the garden and far reaching views beyond looking down towards the East Hill with views to the top of the East Hill Lift and sea views over neighbouring rooftops.

IMPRESSIVE OPEN PLAN KITCHEN-DINING-FAMILY ROOM

24'3 x 18'2 narrowing to 15'7 (7.39m x 5.54m narrowing to 4.75m)

Wood effect tiled flooring, three column style radiators, natural Portuguese stone fire surround with tiled heath, inset wood burning stove with a cupboard to the side of the fireplace, ample space for lounge and dining furniture, well-equipped and fitted with a range of matching eye and base level cupboards and drawers fitted with soft close hinges and having quartz countertops and matching upstands over, Neff five ring induction hob with cooker hood over and electric fan assisted oven below, stainless steel one & ½ bowl sunken sink with mixer tap and moulded drainer into the quartz countertop, integrated Neff appliances including dishwasher, tall fridge freezer and washing machine,

integrated wine cooler, island offering additional storage space and serving as a breakfast bar, a feature is the sunken well, cupboard concealed boiler, triple aspect room with Velux windows to side aspect, UPVC sash style double glazed acoustic windows to front and rear aspects, UPVC double glazed French doors to garden.

STUDY/ BEDROOM FOUR

12'3 x 12'2 (3.73m x 3.71m)

Wooden floorboards, built in storage, cornicing, fireplace, radiator, dual aspect room with UPVC double glazed sash windows to both front and side elevations with acoustic glass.

FIRST FLOOR LANDING

UPVC double glazed window with acoustic glass to rear aspect allowing for a lovely view over the garden and beyond allowing for plenty of light to extend into the landing, additional UPVC sash window to front aspect.

BEDROOM ONE

12'4 x 12'1 (3.76m x 3.68m)

Partially wood panelled ceiling, radiator, built in cupboard, UPVC sash style double glazed window to side aspect with acoustic glass.

BEDROOM TWO

12'1 x 12' (3.68m x 3.66m)

Radiator, wood panelled ceiling, built in cupboard, double aspect room with UPVC double glazed sash window with acoustic glass to both side and front elevations.

BEDROOM THREE

12'2 x 9'7 (3.71m x 2.92m)

Wood panelled ceilings, radiator, built in cupboard, UPVC double glazed sash window with acoustic glass to front aspect.

BATHROOM/ SHOWER ROOM

12'10 x 7'6 (3.91m x 2.29m)

Stand alone Victorian style roll top bathtub with chrome mixer tap, separate walk in shower with chrome shower fixing and waterfall style shower head, low level wc with matching pedestal wash hand basin, partially wood panelled walls, green marble flooring with matching wall tiles, down lights, extractor fan for ventilation, column style radiator/ heated towel rail.

OUTSIDE - FRONT

Set behind an established hedged boundary with gated access to a pathway leading to the front door. Driveway extending down the side elevation of the property providing off road parking for two vehicles.

REAR GARDEN

Beautifully landscaped having a porcelain tiled patio/ entertaining area with brick built barbeque and pizza oven station, raised borders and a few steps down onto a lush section of lawn providing ample space. The garden enjoys a pleasant aspect with lovely views extending towards the Old Town with views of the top of the East Hill Steps/ Lift and sea views and views to the East Hill itself.

AGENTS NOTE

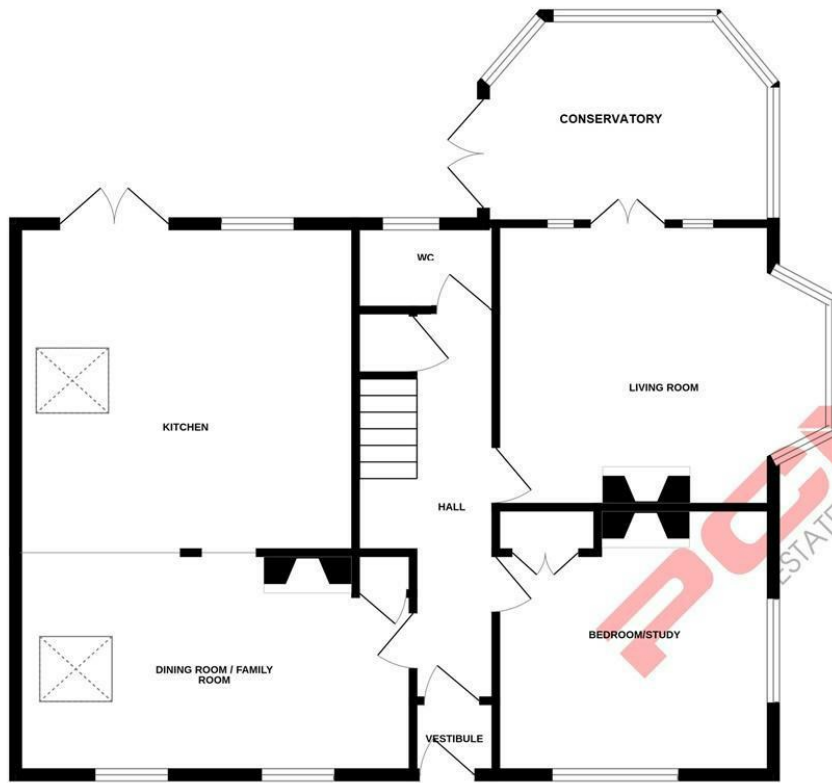
There is an additional parcel of land adjacent to the existing driveway, purchase is subject to additional negotiation.



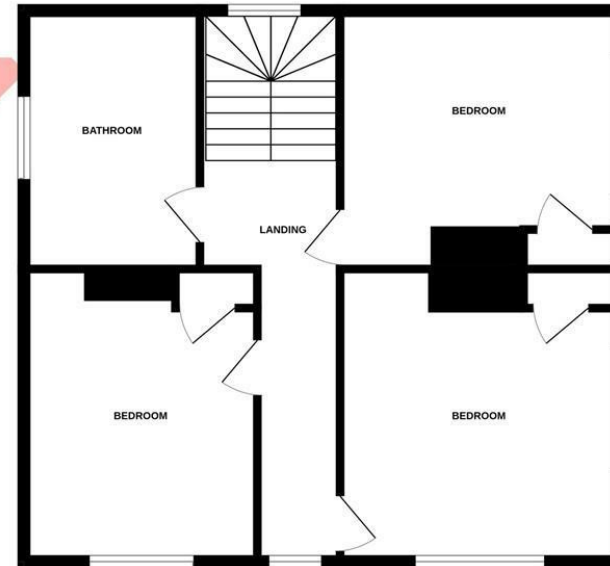




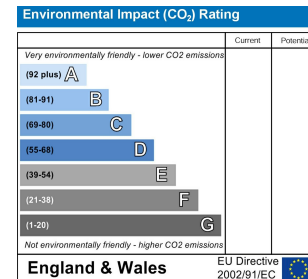
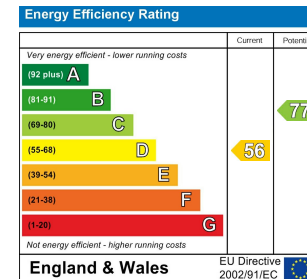
GROUND FLOOR



1ST 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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