



ESTATE AGENTS

14, Tackleway, Hastings, TN34 3DE

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Price £650,000

A RARE OPPORTUNITY has arisen to acquire this CHARMING THREE/ FOUR BEDROOM END OF TERRACED VICTORIAN HOUSE situated in this incredibly sought-after and RARELY AVAILABLE road within Hastings historic Old Town, close to the sea front whilst also boasting FANTASTIC VIEWS over the OLD TOWN AND OF THE SEA.

The property is BEAUTIFULLY PRESENTED throughout and offers deceptively spacious accommodation over FOUR FLOORS with the lower floor comprising a kitchen, SITTING ROOM with feature LOG BURNER, dining room/ conservatory providing access out to the garden, ground floor LOUNGE/ FOURTH BEDROOM and another bedroom with BALCONY enjoying PLEASANT VIEWS to the rear aspect, whilst to the first floor are TWO FURTHER BEDROOMS one of which offers a spectacular VIEW towards the sea and the second floor benefits from a shower room suite. Externally the property boasts a BEAUTIFULLY PRESENTED PRIVATE GARDEN.

The property is located in this highly sought after road, considered within easy reach of the picturesque east hill and country park in addition to the many boutique shops bars and restaurants the old town has to offer.

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

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Door to:

ENTRANCE HALLWAY

Exposed wooden floorboards, stairs to upper and lower floor accommodation, obscured window to side aspect, radiator, storage cupboards on half landing leading down to the lower floor, open plan to:

LOUNGE

10'12 x 7'8 (3.05m x 2.34m)

Formerly bedroom four, with window to front aspect, exposed wooden floorboards, gas fireplace, radiator, telephone point.

BEDROOM

11'6 x 11' (3.51m x 3.35m)

Double doors to rear aspect enjoying pleasant views over the Old Town and leading onto the balcony, feature fireplace, built in storage cupboards, exposed wooden floorboards, radiator.

BALCONY

Accessed via the bedroom, private with space for seating and entertaining and enjoying sea views.

LOWER FLOOR

leading to

KITCHEN

11'2 x 10'8 (3.40m x 3.25m)

Comprising a range of eye and base level units with worksurfaces over, space for range cooker with extractor above, integrated microwave, space for fridge freezer, integrated dishwasher, inset sink with mixer tap, exposed wooden floorboards, window to front aspect.

UTILITY CUPBOARD

Space and plumbing for washing machine, wall mounted gas fired boiler, fuse box and meters.

HALLWAY

With larder cupboard and radiator.

BATHROOM

7'4 x 4'5 (2.24m x 1.35m)

Panelled bath with mixer tap and shower attachment, wc, wash hand basin with storage below, chrome ladder style radiator, shaver point, extractor fan, exposed wooden floorboards.

SITTING ROOM

11'5 max x 10'9 (3.48m max x 3.28m)

Cosy room with feature log burner, exposed wooden floorboards, column style radiator, shelving built into recess, television point, open plan to;

DINING ROOM/ CONSERVATORY

12'7 max x 9'8 (3.84m max x 2.95m)

Windows and door to rear aspect enjoying a pleasant outlook over the garden, two column style radiators, exposed wooden floorboards, shelving built into recess.

FIRST FLOOR LANDING

Split level with window to side aspect, stairs leading up to the shower room.

BEDROOM

11'2 x 10'6 (3.40m x 3.20m)

Built in wardrobes, under stairs storage cupboards, window to front aspect, radiator.

BEDROOM

11'4 x 10'2 (3.45m x 3.10m)

Window to rear aspect enjoying fantastic views over the Old Town and also of the sea and towards Beachy Head, built in wardrobe, under stairs storage cupboards, radiator.

SHOWER ROOM

Walk in shower with shower screen, dual flush wc, wash hand basin with storage below, chrome ladder style radiator, with Velux window to side aspect.

REAR GARDEN

Private and featuring a range of mature shrubs and plants, storage shed, enclosed walled and fenced boundaries, gate providing rear access.

Council Tax Band: B





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			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(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	

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.