



ESTATE AGENTS

**Royal Hill House, 15, Ebenezer  
Road, Hastings, TN34 3BS**

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

**Offers In Excess Of £500,000**

Enviably located on this sought-after and RARELY AVAILABLE road within the heart of Hastings historic OLD TOWN, PCM are delighted to present to the market this GRADE II LISTED THREE STOREY FIVE/ SIX BEDROOMED VICTORIAN END TERRACED HOUSE retaining an abundance of its ORIGINAL PERIOD FEATURES including OPEN MARBLE FIREPLACES, ORIGINAL BESPOKE HAND-CRAFTED WOODEN JOINERY, HIGH CEILINGS with CORNICING and HIGH SKIRTINGS.

This property is a BEAUTIFUL EXAMPLE of VICTORIAN ARCHITECTURE at its finest with versatile and well-appointed and well-proportioned accommodation running throughout the whole property comprising FIVE/ SIX BEDROOMS, two kitchens, two bathrooms, TWO-THREE RECEPTION ROOMS, also with LOVELY OLD TOWN VIEWS extending off of the front of the house and in some cases partial views of the sea and Beachy Head.

Located just a short walk away from the VIBRANT and AUTHENTIC feel of Hastings historic OLD TOWN with its range of unique independent shops and eateries. The property also has a WALLED COURTYARD STYLE GARDEN and is offered to the market CHAIN FREE.

Please call the owners agents now to book your immediate viewing to avoid disappointment.

### **WOODEN FRONT DOOR**

Leading to;

### **SPACIOUS ENTRANCE HALL**

Stairs rising to upper floor accommodation and stairs descending to lower ground floor accommodation, radiator, wall mounted consumer unit for the electrics, radiator, high ceilings, door to;

### **LOUNGE**

13'10 x 12'9 (4.22m x 3.89m)

Approximate ceiling height 9'8, impressive room with high corniced ceilings, two radiators, television & telephone points, marble open fireplace with bespoke fitted hand-crafted joinery either side, high skirting with matching double glazed window wood panelling that ties in with the bespoke fitted joinery and the fireplace.

### **RECEPTION/ BEDROOM**

12'6 x 10'3 (3.81m x 3.12m)

Approximate ceiling height 9'8, open fireplace, radiator, open period fireplace, partially wood panelled walls and recessed shelving, hand crafted bespoke double glazed window to front aspect.

### **HALF LANDING**

Stairs rising to the first floor, doors to kitchen, bathroom & bedroom.

### **KITCHEN**

13'1 x 12' (3.99m x 3.66m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with waist level oven, inset drainer/ sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, built in dishwasher, wall mounted Worcester boiler, original sash window to rear aspect, ample space for dining table.

### **BEDROOM**

12' x 8'6 (3.66m x 2.59m)

Picture rail, double radiator, original sash window to rear aspect.

### **BATHROOM**

Panelled bath, separate walk in shower enclosure with electric shower, pedestal wash hand basin, low level wc, tiled walls, airing cupboard, radiator/ heated towel rail, original sash window to rear aspect.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, double glazed window to front aspect with pleasant views extending across the Old Town with partial views over rooftops, out to sea and of Beachy Head.

### **BEDROOM**

13'1 x 12'8 (3.99m x 3.86m)

marble open fireplace, radiator, exposed brick chimney breast, radiator, double glazed window to front aspect with pleasant views extending over the Old Town and partial views of the sea.

**BEDROOM**

12'9 x 8'6 (3.89m x 2.59m)

Double radiator, built in wardrobe, further built in cupboard with shelving, double glazed window to front aspect with lovely views extending over the Old Town and views over rooftops, out to sea and of Beachy Head.

**LOWER HALF LANDING**

With stairs descending to the main lower ground floor, wood laminate flooring, door to garden, radiator, further access to;

**SHOWER ROOM**

Low level wc, walk in shower with electric shower and part tiled walls.

**WORKROOM**

11'5 narrowing to 7'6 x 11'6 (3.48m narrowing to 2.29m x 3.51m)

Concrete painted flooring, double radiator, recessed corniced shelving, space and plumbing for washing machine, window to rear providing access to garden.

**LOWER GROUND FLOOR**

Wooden double glazed door opening to front, door to bedroom and door to;

**RECEPTION ROOM**

13'4 x 12'5 max (4.06m x 3.78m max )

Double radiator, open fireplace, double glazed window to front aspect, door to kitchen and further door to;

**LOBBY AREA**

With further door providing further access to the street.

**KITCHEN**

13'2 x 11'3 (4.01m x 3.43m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, electric hob with waist level oven, inset drainer/ sink with mixer tap, integrated dishwasher, integrated fridge, radiator, part tiled walls, wooden glazed door with window to side opening to the courtyard garden, built in cupboard with shelving and access via a hatch to a recess with access to a further boiler.

**BEDROOM**

12'8 x 12'4 (3.86m x 3.76m)

Beamed ceiling, open fireplace, partially wood panelled walls, under stairs storage cupboard, double glazed window to front aspect.

**OUTSIDE - FRONT**

The property can be accessed via three front doors and the main front door is accessible via the steps up to the hall floor, there are two further entrances located on the lower ground floor, mature grapevine to the front and a planting bed.

**REAR GARDEN**

Walled courtyard style garden arranged over two levels with planting areas and a small outbuilding with storage, ample space for patio furniture and chairs, outside water tap.

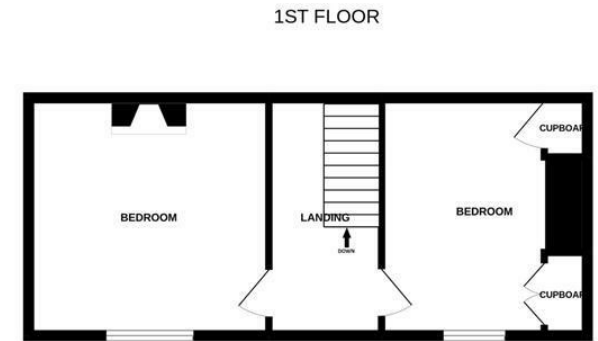
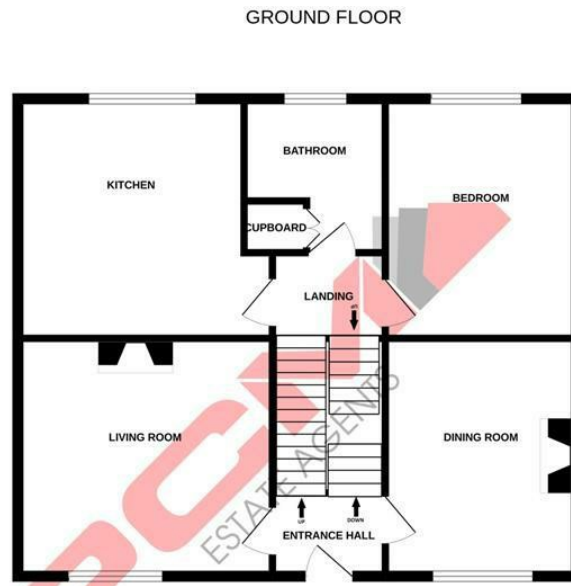
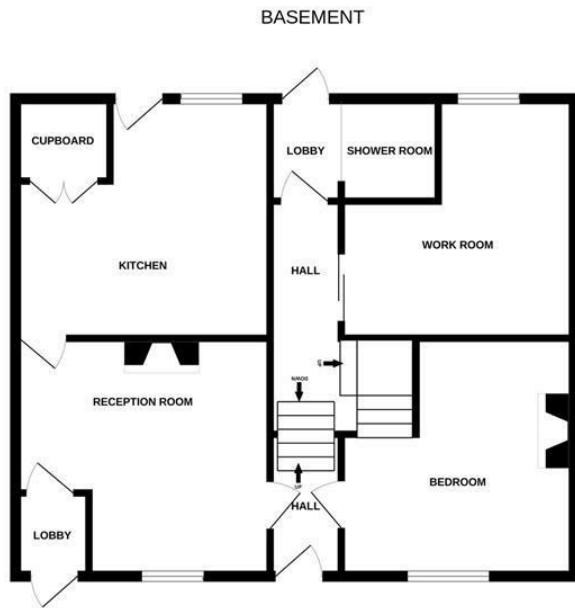
**AGENTS NOTE**

We have been advised by the vendor that the property is on two separate titles with two separate Council Tax bills - both being Band A.









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			
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.