



**PCMA**  
ESTATE AGENTS

**33, Fairlight Road, Hastings, TN35 5ED**

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**Price £375,000**



PCM Estate Agents are delighted to present to the market a UNIQUE OPPORTUNITY to secure this significantly improved END OF TERRACED VICTORIAN BAY FRONTED FOUR BEDROOMED HOUSE with exceptionally well-thought out and IMPROVED ACCOMMODATION arranged over two floors.

Offering a real combination of cool and contemporary living accommodation comprising an entrance hall, DOUBLE ASPECT LIVING ROOM, superb sized OPEN PLAN KITCHEN-DINER/ FAMILY ROOM, upstairs landing, FOUR BEDROOMS and an exceptionally well-fitted family bathroom with shower. Outside to the front is a LARGE ENCLOSED GARDEN enjoying a southerly aspect and PARKING for two vehicles in tandem on the driveway located adjacent to the property. There is also a useful UTILITY/ OUTBUILDING accessible from the garden. Inside the property benefits from having gas fired central heating, double glazed windows and has undergone EXTENSIVE REFURBISHMENT THROUGHOUT by the existing owners.

Located on the northern outskirts of Hastings within easy walking distance to Hastings Country Park and the amenities located within Ore. Also located close by are a number of bus routes that provide access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade. Considered to be within reach of Hastings Old Town and central St Leonards by bus or car.

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

#### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Leading to;

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, bespoke painted floorboards, doors either side opening to living room and open plan kitchen-diner.

#### **LIVING ROOM**

14'9 into bay x 11'4 (4.50m into bay x 3.45m)

Double aspect room with double glazed window to side and double glazed bay window to front, open fire, bespoke painted floorboards, television point, bespoke window seat with concealed radiators .

#### **KITCHEN-DINER**

19'8 max x 14'9 narrowing to 14'1 (5.99m max x 4.50m narrowing to 4.29m)

Impressive open plan space with modern fitted kitchen built with a range of eye and base level cupboards and drawers finished in stainless steel and with solid wood worktops over, four ring electric Bosch hob with cooker hood over, Bosch waist level electric fan assisted oven and Bosch combination oven/ microwave, Bosch integrated fridge freezer, Bosch dishwasher, inset stainless steel sink unit with mixer tap, ample space for dining table, fireplace with inset wood burning stove, under stairs storage space, combination of inset down lights and pendant hanging lighting, breakfast bar, wall mounted panel radiator, part

tilled walls, bespoke painted floorboards, double glazed window and further double glazed bay window to front aspect with bespoke window seat having concealed radiators .

#### **FIRST FLOOR LANDING**

Exposed painted floorboards, loft hatch providing access to loft space, door to;

#### **BEDROOM**

11'9 x 10'9 (3.58m x 3.28m)

Exposed painted wooden floorboards, double radiator, over stairs storage space, fireplace, double aspect room with double glazed window to side and double glazed window to front with views extending down Fairlight Road, over Hastings and out to sea.

#### **BEDROOM**

9'4 x 7'8 (2.84m x 2.34m)

Exposed painted floorboards, radiator, double glazed window to front aspect with views over the front garden.

#### **BEDROOM**

10'9 x 7'3 (3.28m x 2.21m)

Exposed painted floorboards, radiator, double glazed window to side aspect.

#### **BEDROOM**

10'5 x 6'7 (3.18m x 1.83m)

Exposed painted floorboards, radiator, double glazed window to front aspect.

#### **BATHROOM**

Modern bespoke designed newly fitted bathroom suite comprising a walk in shower with exposed copper piping and rain style shower head, tile enclosed bathtub with matching copper industrial style taps, wall mounted wash hand basin, wc and heated copper ladder style towel rail, tiled walls, tiled flooring with under floor heating.

#### **FRONT GARDEN**

Enclosed private front garden, set back from the road with planting borders acting as a privacy screen. The front garden is laid mainly with pebbles with decked seating areas, enjoying a southerly aspect. Accessible from the garden is an;

#### **ATTACHED UTILITY/ STORAGE OUTBUILDING**

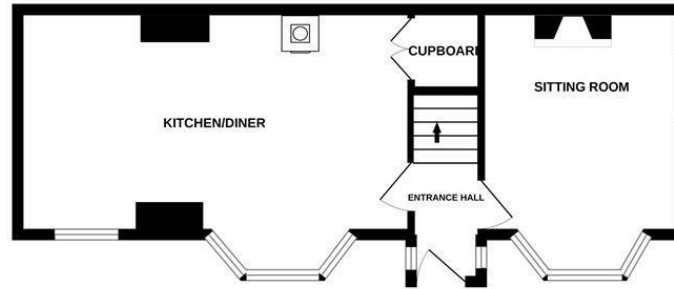
13'5 x 3' (4.09m x 0.91m)

Space and plumbing for washing machine, power and light, ample space for storing garden furniture, bikes and garden tools.

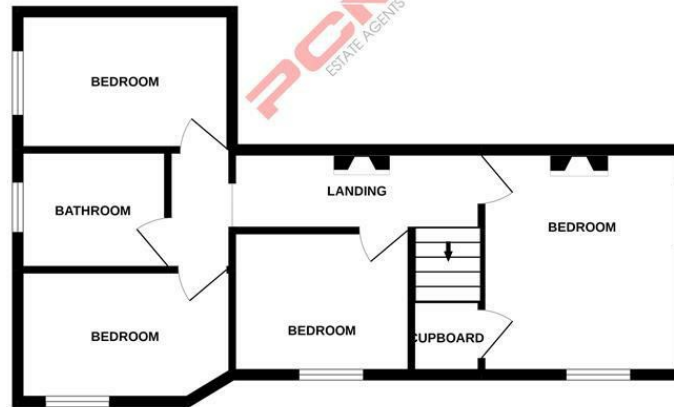
Council Tax Band: B



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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| 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 |                         |           |
| <b>England &amp; Wales</b>                  | 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 |                         |           |
| <b>England &amp; Wales</b>                                      | 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.