



13, High Wickham, Hastings, TN35 5PB

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Nestled on a cherished street in the heart of Hastings' historic Old Town, this **GRADE II LISTED VICTORIAN TERRACED HOUSE** is a **RARE FIND**. Spread over **FOUR ELEGANT STOREYS**, this beautiful **FOUR BEDROOMED HOME** perfectly blends timeless **CHARACTER & CHARM** with modern comforts. From the moment you step inside, you'll feel the inviting atmosphere of the well-appointed interior, brimming with style and adaptability.

Picture yourself waking up to sweeping views of the town and the sea or enjoying peaceful moments overlooking the **BEAUTIFULLY LANDSCAPED GARDEN**. This enchanting outdoor space is perfect for hosting family and friends, dining alfresco, or simply basking in the serenity of your surroundings. For the green-fingered enthusiast, it's a haven of possibilities.

Inside, the ground floor greets you with a welcoming vestibule leading to a bright and airy entrance hall. The **OPEN PLAN LOUNGE, DINING AREA** and **KITCHEN** create a delightful space to unwind, offering lovely views of the street and beyond. A rear porch provides easy access to the garden, ideal for seamless indoor-outdoor living. Downstairs, the lower floor offers its own unique charm. A second kitchen, designed for the passionate home cook, comes complete with a **WALK-IN PANTRY**, whilst a **VERSATILE RECEPTION ROOM** and convenient **WC** add to its appeal. With its own front entrance, this level is bursting with potential.

The first floor boasts **TWO GENEROUS DOUBLE BEDROOMS** - one with **STUNNING TOWNSCAPE** and **SEA VIEWS**, the other overlooking the **TRANQUIL GARDEN**. A **LUXURIOUS BATHROOM** completes this floor, making it the perfect retreat after a long day. On the top floor you'll find **TWO MORE** delightful **BEDROOMS** both of which are front-facing and offer **SEA VIEWS**.

This remarkable home is a true hidden gem, offering not just a place to live but a lifestyle to aspire to. With the East Hill mere seconds from your doorstep and the vibrant Old Town, with its array of shops, cafés, and restaurants, just a leisurely stroll away, you'll enjoy the best of Hastings charm and character.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Radiator, door to:

HALLWAY

Stairs to upper and lower floor accommodation, herringbone wooden flooring, radiator.

LOUNGE

16'5 x 11 (5.00m x 3.35m)

Two double glazed sash windows to front aspect enjoying a pleasant outlook and letting in ample light, feature log burner and fire surround, shelving, storage cupboard built into recess, herringbone wooden flooring, two radiators, doorway leading to:

KITCHEN-BREAKFAST ROOM

14' x 10'4 (4.27m x 3.15m)

Comprising a range of eye and base level units with worksurfaces above, induction hob with integrated extractor, integrated oven, inset sink with mixer tap, providing ample space for dining table and chairs, feature fireplace, storage cupboard built into recess, double glazed sash window to rear aspect overlooking the garden, return door to hallway.

LOWER FLOOR LANDING

Built in storage, door leading to:

UTILITY ROOM

10'3 x 4'7 (3.12m x 1.40m)

Ample space for appliances, space & plumbing for washing machine, electric radiator, double glazed windows to side and rear aspect, door to side aspect leading out to the garden.

LOWER FLOOR HALL

Two built in storage cupboards.

KITCHEN

15'4 max x 10' (4.67m max x 3.05m)

Currently arranged with a number of freestanding units, space for range cooker, American style fridge freezer, wall mounted thermostat control, double glazed window to rear aspect, single glazed window to rear aspect and borrowed light window from the utility room.

PANTRY

Providing ample storage space.

RECEPTION ROOM

14'5 max x 10'10 max (4.39m max x 3.30m max)

Window to front aspect, feature fire surround, ample built in storage cupboard, wooden herringbone flooring, radiator door leading to hallway and door providing access to street level.

WC

Dual flush wc, wash hand basin, tiled flooring, radiator.

FIRST FLOOR LANDING

Split level with stairs rising to the second floor accommodation, doors leading to:

BATHROOM

9'9 x 4'11 (2.97m x 1.50m)

Beautifully presented and contemporary comprising a bath with mixer tap and shower attachment, shower screen, dual flush wc, floating wash hand basin, ladder style radiator, wall mounted LED mirror, extractor fan, window to rear aspect.

MASTER BEDROOM

19' x 11' (5.79m x 3.35m)

Spacious suite with two double glazed sash windows to front aspect enjoying fantastic sea views and views of the West Hill, built in wardrobes with drawers and shelving, two radiators.

BEDROOM

13'11 x 10'3 (4.24m x 3.12m)

Storage cupboards and shelving built into recess, feature fire surround, radiator, window to rear aspect.

SECOND FLOOR LANDING

Split level with window to rear aspect, two built in storage cupboards one of which housing the boiler in addition to a separate airing cupboard.

BEDROOM

13'4 x 11'3 (4.06m x 3.43m)

Sash window to front aspect enjoying far reaching views over Hastings Old Town towards the West Hill ang out to sea, feature fire surround, radiator and eaves storage.

BEDROOM/ OFFICE

8'7 x 7'9 (2.62m x 2.36m)

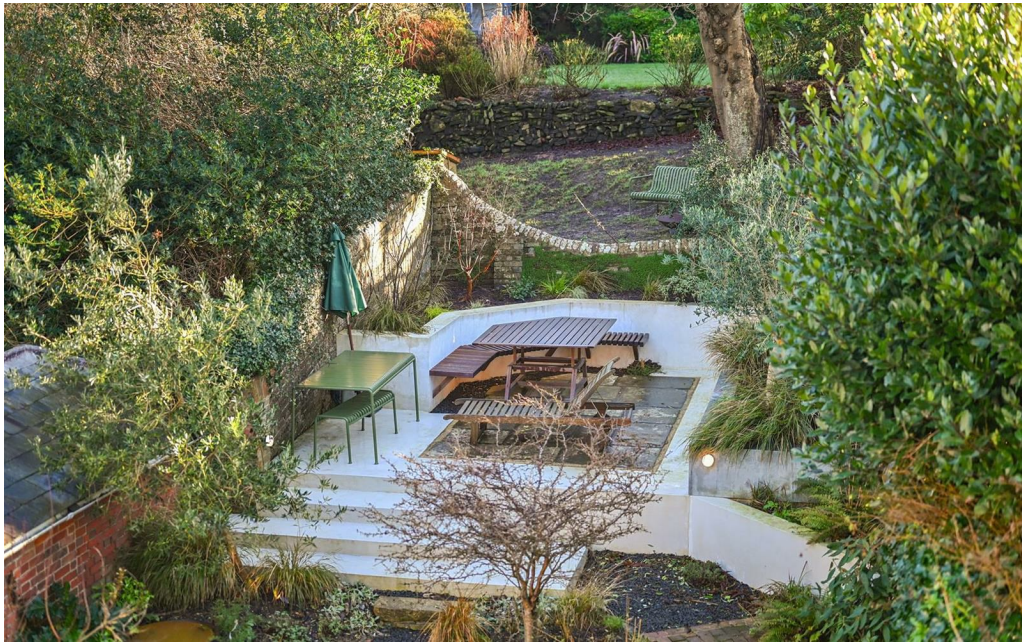
Window to front aspect enjoying fantastic sea views and views of the West Hill, door providing access to eaves storage, radiator.

REAR GARDEN

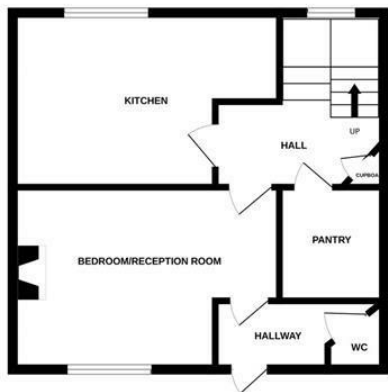
A particular feature of the property is its beautifully presented, private and secluded garden which extends to approximately 120 feet. The first section of garden is tiered and features a range of mature shrubs, plants and trees, with multiple seating areas, enjoying a sunny aspect and considered ideal for entertaining. The upper section of garden is particularly of a good size and offers a real tranquil setting with a plethora of shrubs, plants and trees in addition to a large area of lawn, pergola, summer house, further seating area and three storage sheds.



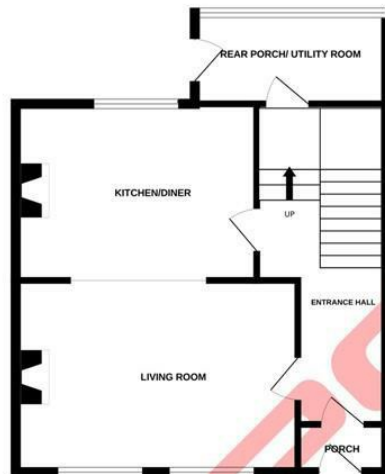




LOWER FLOOR
445 sq.ft. (41.4 sq.m.) approx.



GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



2ND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1841 sq.ft. (171.0 sq.m.) approx.

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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