



30a, St. Marys Terrace, Hastings, TN34 3LS

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Price £415,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this SEMI-DETACHED, TWO BEDROOM, BAY FRONTED, VICTORIAN END OF TERRACE VICTORIAN HOUSE conveniently positioned on this coveted Hastings street, with LOVELY VIEWS and a terraced garden. The property is positioned within the West Hill region of Hastings, known as the original artist quarter of the town and offered to the market CHAIN FREE.

The property has undergone refurbishment with a MODERN KITCHEN and SHOWER ROOM and a LOVELY TERRACED GARDEN. Accommodation is arranged over two floors and comprises a spacious BAY FRONTED LIVING ROOM, MODERN KITCHEN, TWO DOUBLE BEDROOMS, shower room and a wc. The property benefits from modern comforts including gas fired central heating and double glazed windows, as well as retaining some of its ORIGINAL PERIOD FEATURES and CHARM including BAY WINDOWS and a MARBLE FIREPLACE in the living room.

Located just a short walk from Hastings historic Old Town and the open panoramic views of the West Hill itself, over Hastings and St Leonards. This VICTORIAN HOME on this commanding road must be viewed to fully appreciate the convenient position on offer.

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

WOODEN FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, glass sky light allowing natural light to flow in, wall mounted cupboard concealed gas meter and electric consumer unit.

BEDROOM ONE

11'5 into bay x 11'3 (3.48m into bay x 3.43m)

Inset down lights, telephone point, double radiator, built in wardrobe, double glazed sash bay window to front aspect.

BEDROOM TWO

16'1 max x 8'7 max narrowing to 5'9 (4.90m max x 2.62m max narrowing to 1.75m)

Under stairs storage space, radiator, down lights, UPVC double glazed window to side aspect.

SHOWER ROOM

11'4 x 4'9 (3.45m x 1.45m)

Modern newly fitted suite comprising a large walk in shower enclosure with fitted shower, waterfall style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, part tiled walls, extractor fan for ventilation, down lights.

Stairs rising to:

KITCHEN-DINING ROOM

17'5 x 9'9 (5.31m x 2.97m)

Modern and stylish fitted with a matching range of base level cupboards and drawers, four ring gas hob with extractor over and oven below, space for tall fridge freezer, integrated washing machine, wood flooring, vaulted ceiling with Velux, double radiator, ample space for table, window to side, French doors to rear opening onto and providing a pleasant outlook over the garden.

LIVING ROOM

21' into bay narrowing to 16'7 into bay x 14'6 narrowing to 6'8 (6.40m into bay narrowing to 5.05m into bay x 4.42m narrowing to 2.03m)

Marble fireplace, wood flooring, radiator, down lights, high skirting boards, television and telephone point, built in joinery with shelving and cupboard space, doors opening to kitchen-dining room and door opening to wc, beautiful double glazed sash bay window to the front aspect with period wood panelling, window seat and ample storage beneath, allowing for a lovely outlook over Hastings with partial views to the sea.

WC

5' x 3'5 (1.52m x 1.04m)

Dual flush low level wc, wash hand basin, part tiled walls, windows to rear aspect.

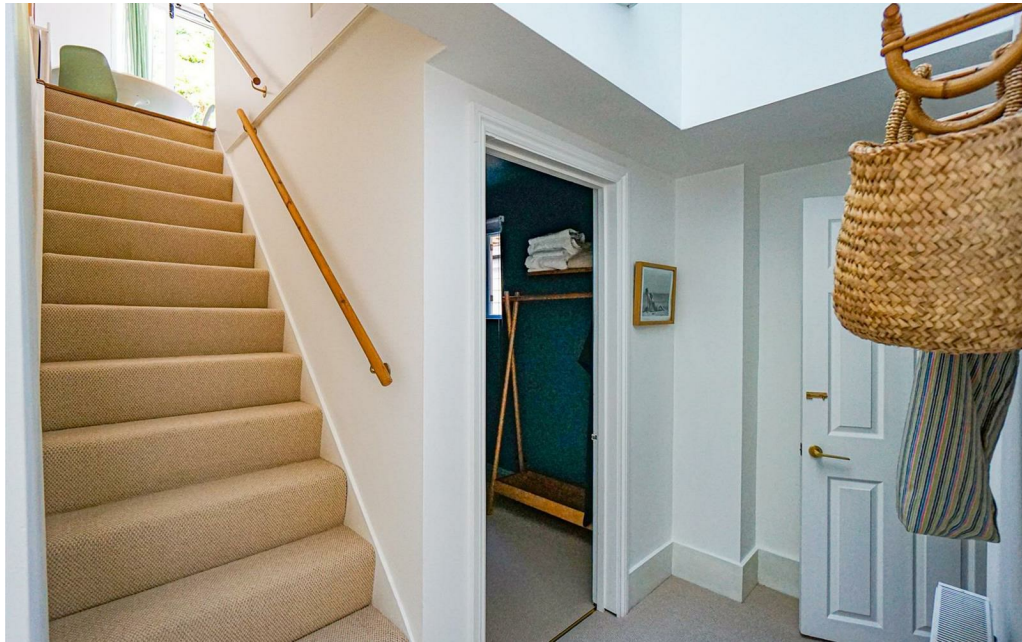
OUTSIDE - FRONT

The property is set back from the road with steps up to the front door with a small area of courtyard laid with pea beach/ pebbles.

REAR GARDEN

Landscaped and sympathetically terraced garden with a composite decked patio abutting the property and offering ample space for patio furniture to sit out and eat al-fresco. From here, the garden extends to the two further terraces, with planting areas in between. Pleasant views can be enjoyed from the top two terraced back towards the house and over Hastings. There is rear gated access, fenced boundaries and the garden enjoys plenty of sunshine.

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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(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