



ESTATE AGENTS

453, Old London Road, Hastings, TN35 5BH

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £275,000

PCM Estate Agents are delighted to present to the market this CHARMING DOUBLE FRONTED TWO DOUBLE BEDROOM COTTAGE dating back to the 1800's with a LARGE FRONT GARDEN and an additional REAR GARDEN, gas central heating and double glazing.

This CHARMING COTTAGE is nestled within the heart of Hastings, in walking distance to a vast range of amenities. The property offers well-proportioned accommodation comprising a LOUNGE with WORKING FIRE, separate DINING-FAMILY ROOM, kitchen, ground floor SHOWER ROOM, first floor landing and TWO LARGE DOUBLE BEDROOMS.

The property is a perfect balance between modern comforts & character including EXPOSED WOODEN FLOORBOARDS, FIREPLACE and HIGH CEILINGS in parts of the house.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening onto:

PORCH

Double glazed windows to both side and front elevations, wood laminate flooring, double glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, exposed wooden floorboards, doors opening to:

LOUNGE

12'3 x 10'4 (3.73m x 3.15m)
Fireplace with open working fire, beamed ceiling, exposed wooden floorboards, television point, radiator, UPVC double glazed window to front aspect allowing for a pleasant outlook onto the front garden.

DINING-FAMILY ROOM

12'3 x 10'6 (3.73m x 3.20m)
Fireplace, under stairs storage cupboard, built in storage to chimney alcove,

exposed wooden floorboards, double radiator, UPVC double glazed window to front aspect with lovely views onto the garden, doorway leading to:

KITCHEN

8'6 x 7'4 (2.59m x 2.24m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, resin drainer-sink unit with mixer tap, four ring gas hob with oven below, space for under counter fridge, under counter freezer, space and plumbing for washing machine, part tiled walls, beamed ceiling, UPVC double glazed window to rear aspect having views onto the rear garden and doorway leading to:

REAR/ SIDE LOBBY

UPVC double glazed door to garden, door to:

DOWNSTAIRS SHOWER ROOM

Wet room style with wall mounted electric shower, low level wc, vanity enclosed wash hand basin with mixer tap, non-slip flooring, part tiled walls, double radiator, extractor fan for ventilation.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, doors to:

BEDROOM ONE

12'6 x 10'9 (3.81m x 3.28m)
Double radiator, cupboard over the stairs, UPVC double glazed window to front aspect with views over the large front garden, far reaching views over the town and partial views of the sea.

BEDROOM TWO

12'3 x 10'4 (3.73m x 3.15m)
Cupboard over the stairs, double radiator, UPVC double glazed window to front aspect having views over the large front garden, townscape views and partial views of the sea.

FRONT GARDEN

Enclosed and laid to lawn with patio, established planted borders.

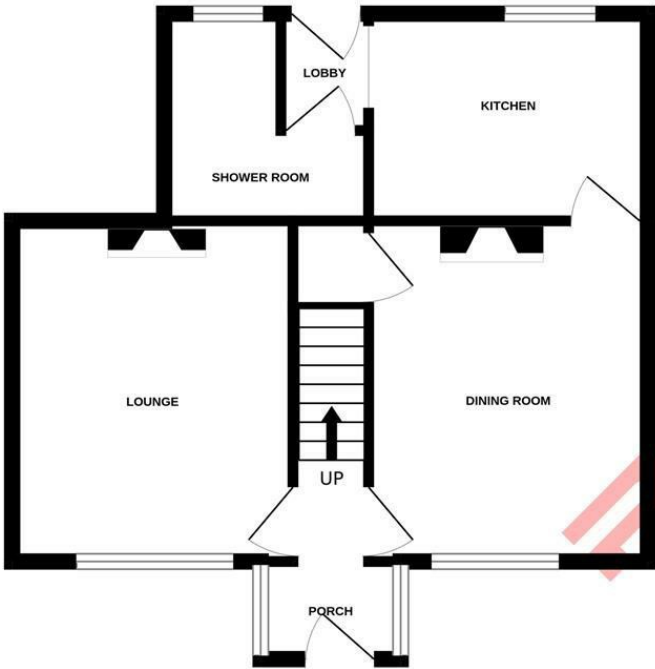
REAR GARDEN

Laid to lawn, gated side access to the front garden, shed and outside water tap.

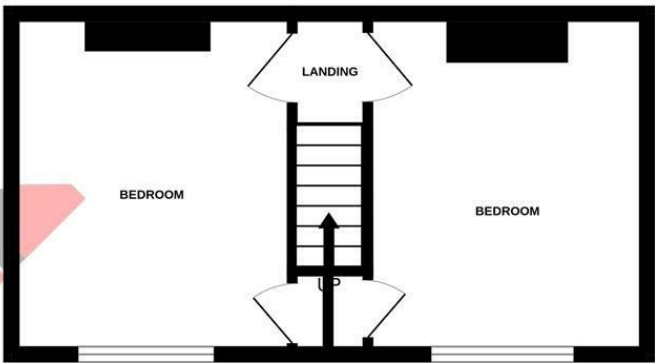
Council Tax Band: B



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