



ESTATE AGENTS

2, Wellington Road, Hastings, TN34 3RN

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

Guide Price £635,000

**** GUIDE PRICE £635,000 - £650,000 ****

PCM Estate Agents are delighted to present to the market this exceptional VICTORIAN SEMI-DETACHED FOUR BEDROOM CHARACTER HOME boasting LOVELY TOWNSCAPE VIEWS including views of Hastings Castle stretching across to Beachy Head.

The property has a driveway providing OFF ROAD PARKING and a LANDSCAPED GARDEN. This family home boasts a perfect blend between PERIOD FEATURES and CHARM. There is a vestibule leading to an entrance hall where an ELEGANT STAIRCASE ascends to the upstairs accommodation, a living room, STUDY, open plan DUAL ASPECT KITCHEN-DINING ROOM, DOWNTAIRS WC and UTILITY as well as an additional RECEPTION ROOM with French doors onto the garden. Upstairs there are FOUR BEDROOMS, one of which has an EN-SUITE SHOWER ROOM, main family bathroom and a SEPARATE WC in addition to a LOFT ROOM, primed for converting subject to the relevant planning and building consents.

This ATTRACTIVE VICTORIAN HOME must be viewed to fully appreciate the convenient position and the quality accommodation on offer.

Positioned on this sought-after road on the outskirts of Hastings town centre, within easy reach of the West Hill, the Old Town and central St Leonards. Please call the owners agents now to book your viewing and avoid disappointment.

WOODEN PARTIALLY GLAZED FRONT DOOR

With leaded light colour glass insert opening to:

SPACIOUS VESTIBULE

High ceilings, dado rail, exposed wooden floorboards, further doors providing access to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wooden floorboards, cornicing, dado rail. column style radiator, doors to:

LIVING ROOM

17'9 x 16'9 into bay (5.41m x 5.11m into bay)

High ceilings with cornicing, dado rail, television point, radiator, high skirting boards, double aspect room with windows to front aspect and a bay window to the side elevation with views over the garden, townscape views and views of the sea, door to:

STUDY

8'4 x 6'5 (2.54m x 1.96m)

Built in storage, telephone point, window to side aspect.

KITCHEN

14'9 x 12'4 plus 15'3 into bay x 14'3 (4.50m x 3.76m plus 4.65m into bay x 4.34m)

Wooden floorboards, high ceilings with cornicing, dado rail, fireplace with wood burner, high skirting boards, column style radiator. Fitted with a range of base level cupboards and drawers with worksurfaces over and matching upstands, five ring gas hob with waist level oven and separate grill, space for American style fridge freezer, sunken one & ½ drainer-sink with mixer tap, dual aspect room with window to rear aspect and a bay window to front aspect, door to:

LOBBY

Tiled flooring, built in storage, doors to:

RECEPTION ROOM

12'1 x 10'1 (3.68m x 3.07m)

Tiled flooring, column style radiator, down lights, Velux window, double glazed French doors opening onto an area of outdoor space.

WC/ UTILITY

Wall mounted wash hand basin with chrome mixer tap, space and plumbing for washing machine, ladder style heated towel rail, built in storage, tiled flooring, down lights, coving to ceiling, window to rear aspect.

FIRST FLOOR LANDING

Stairs rising to upper floor accommodation, doors to:

WC

Low level wc incorporating a wash hand basin with mixer tap, part tiled walls,

exposed wooden floorboards, windows with frosted glass for privacy to side and rear aspects.

BEDROOM

15'6 into bay x 14'3 (4.72m into bay x 4.34m)

Fitted wardrobe, exposed wooden floorboards, high skirting, cornicing, panelled ceiling, column style radiator, bay window to front aspect.

BEDROOM

16'5 narrowing to 11'4 x 12'10 (5.00m narrowing to 3.45m x 3.91m)

High panelled ceilings, cornicing, dado rail, exposed wooden floorboards, column style radiator, bay window to side aspect with far reaching townscape views over Hastings and to the sea, door to:

EN-SUITE

Walk in shower, low level wc, wall mounted wash hand basin, shaver point, ladder style heated towel rail, part tiled walls.

BEDROOM

11'9 max x 14'6 narrowing to 8'9 (3.58m max x 4.42m narrowing to 2.67m)

Exposed wooden floorboards, under stairs recess, two windows to rear aspect.

BEDROOM

13'9 narrowing to 8'5 x 8' max narrowing to 3'6 (4.19m narrowing to 2.57m x 2.44m max narrowing to 1.07m)

Radiator, exposed wooden floorboards, window to side aspect having townscape views and views to the sea.

BATHROOM

Part tiled walls, tiled flooring, down lights, ladder style heated towel rail, contemporary bathtub with mixer tap and shower attachment, wall mounted vanity enclosed wash basin with mixer tap and storage set beneath, window with obscured glass to front aspect.

LOFT ROOM

21' x 10' (6.40m x 3.05m)

Access to eaves storage, power and light.

OUTSIDE - FRONT

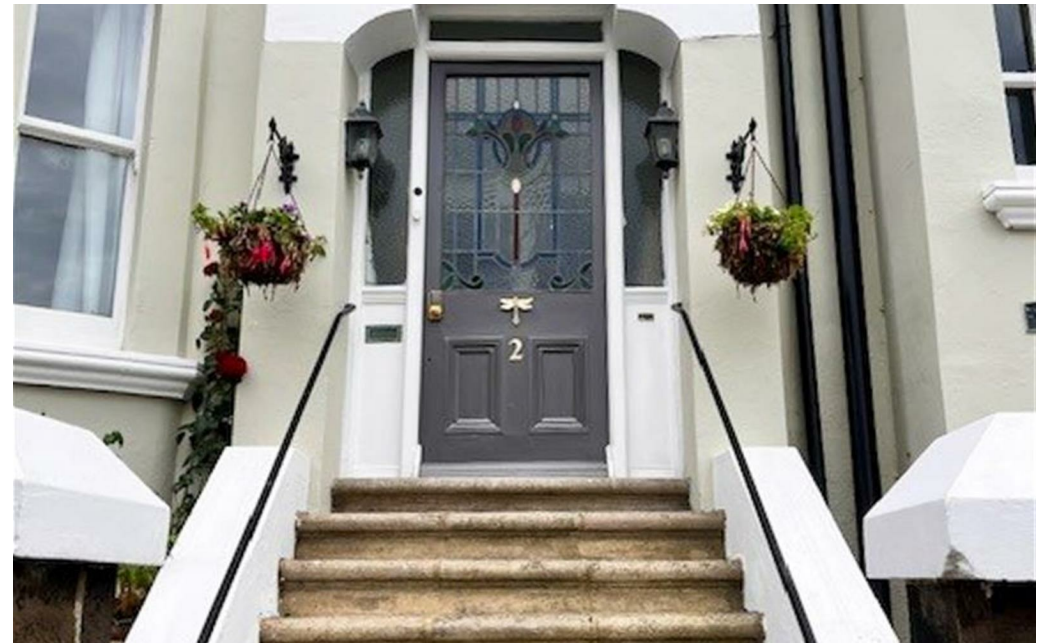
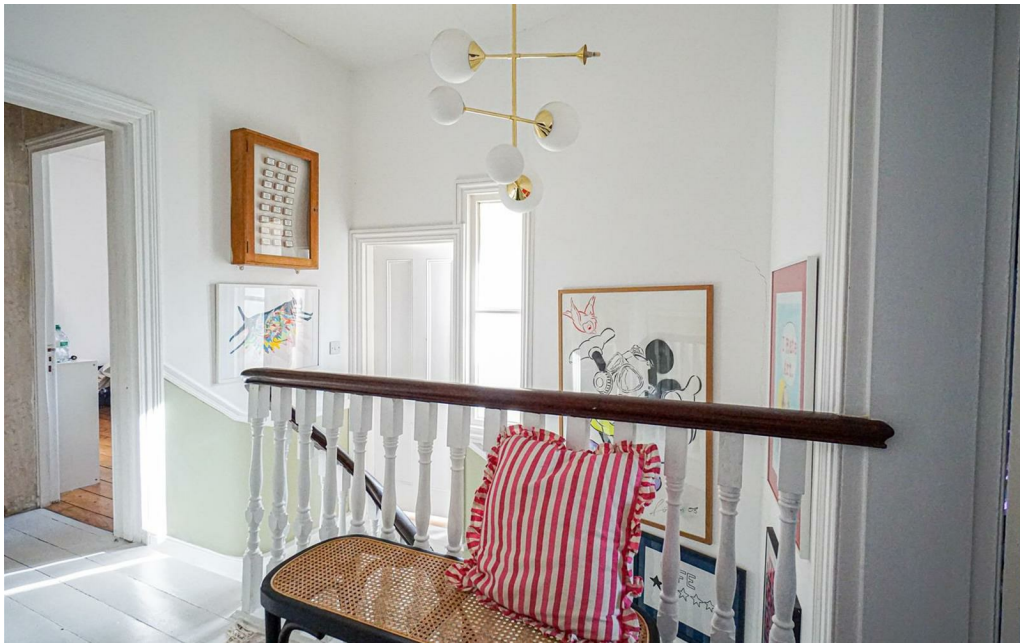
The property occupies an elevated position set back from the road with steps up to the front door, driveway providing off road parking.

GARDEN

Extending off the rear and side elevations with pleasant views, section of lawn, sandstone patio, seating area, wild garden planted with wild flowers, shed and fenced boundaries.



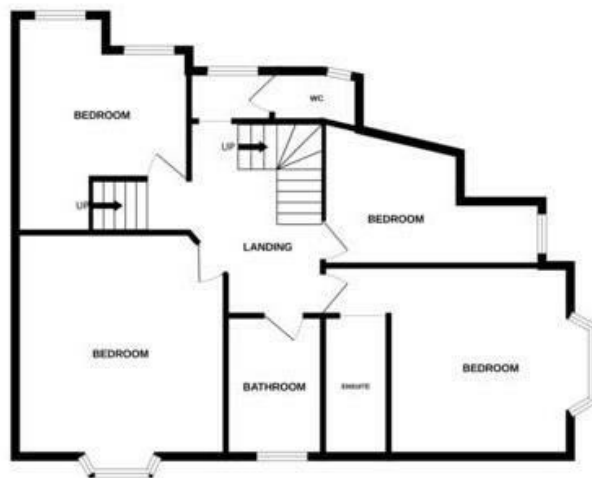




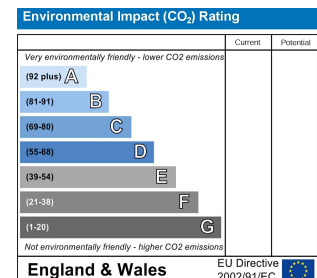
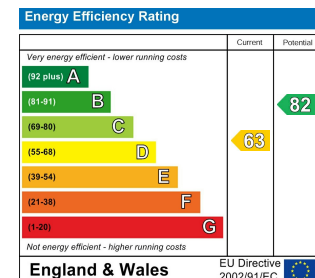
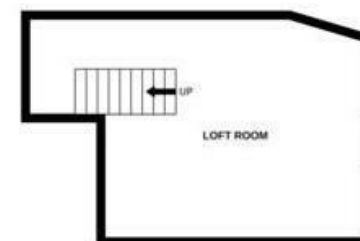
GROUND FLOOR
1054 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.



2ND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



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.