



ESTATE AGENTS

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Price £325,000

PCM Estate Agents are delighted to present to the market CHAIN FREE an opportunity to secure this BAY FRONTED VICTORIAN TWO DOUBLE BEDROOMED HOUSE offering modern comforts including gas fired central heating and double glazing. Conveniently positioned in the sought-after WEST HILL region of Hastings, on a coveted road, just a short stroll from Hastings Old Town and the open spaces and stunning views of the West Hill itself.

Accommodation is well-proportioned and comprises an entrance hall, LOUNGE OPEN PLAN TO DINING ROOM, kitchen, landing, TWO GOOD SIZED DOUBLE BEDROOMS with BUILT IN WARDROBES, bathroom with wc and a SEPARATE WC. There is also a COURTYARD STYLE GARDEN offering an ample low-maintenance space.

Viewing comes highly recommended if you are looking for a BAY FRONTED VICTORIAN HOUSE with kerb appeal. Please contact the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Leading to:

VESTIBULE

Wall mounted cupboard concealed consumer unit, partially wood panelled walls, dado rail, open plan to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, dado rail, radiator, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, door to open plan lounge-dining room.

LOUNGE AREA

13'7 into bay x 12' (4.14m into bay x 3.66m)

Fireplace, television and telephone points, radiator, coving to ceiling, double glazed bay window to front aspect.

DINING AREA

10'10 x 10'8 (3.30m x 3.25m)

Radiator, coving to ceiling, double glazed French doors onto the courtyard style rear garden.

KITCHEN

11'1 x 7'9 (3.38m x 2.36m)

Built with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces and tiled splashbacks, wall mounted cupboard concealed boiler, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, four ring gas hob with extractor over, waist level double oven, tiled flooring, coving to ceiling, radiator, double glazed window and door to side aspect providing access and outlook onto the courtyard garden.

SPLIT LEVEL LANDING

Coving to ceiling, dado rail, loft hatch providing access to loft space.

BEDROOM ONE

15'7 max x 14'2 narrowing to 10'8 (4.75m max x 4.32m narrowing to 3.25m)

Coving to ceiling, dado rail, television point, radiator, fitted wardrobes, double glazed window to front aspect in addition to a double glazed tilt and turn bay window to front aspect with views towards the West Hill and sea.

BEDROOM TWO

11'2 x 9'6 (3.40m x 2.90m)

Fitted wardrobe, coving to ceiling, exposed wooden floorboards, radiator, double glazed tilt and turn window to rear aspect.

BATHROOM

Cupboard with slatted shelves offering ample storage space, radiator, part tiled walls, wood laminate flooring, coving to ceiling, extractor fan, down lights, panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, dual flush low level wc, loft hatch providing access to an area of loft space, double glazed window with pattern glass to side aspect.

SEPARATE WC

Low level wc, wood laminate flooring, double glazed pattern glass window to side aspect.

COURTYARD GARDEN

Offering ample space for potted plants and patio furniture.

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		89
(81-91) B		
(69-80) C		68
(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