



ESTATE AGENTS

**37-39, Mount Road, Hastings, TN35 5LB**

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**Offers In Excess Of £500,000**



PCM Estate Agents welcome to the market this UNIQUE OPPORTUNITY to secure a deceptively spacious EIGHT BEDROOM TERRACED HOUSE offering approximately 3300 sq/ft of accommodation located within the sought-after Clive Vale region of Hastings, nestled between Hastings Old Town and Ore Village.

The property was originally two FOUR BEDROOM HOUSES before being merged approximately 30 years ago to form a SINGLE EIGHT BEDROOM DWELLING. The property is IN NEED OF SOME RENOVATION WORKS however offers huge potential for those looking for a PROPERTY TO IMPROVE and CONVERT, subject to the necessary planning consents. Externally the property also benefits from THREE SEPARATE COURTYARD GARDENS, one of which offers a gate providing rear pedestrian access.

Located in the sought-after CLIVE VALE region of Hastings, within easy reach of local schooling in addition to Ore Village with its range of amenities. Please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE WALKWAY**

Window to rear aspect, doors to both 37 & 39 Mount Road.

#### **37 MOUNT ROAD**

Door to entrance hallway with stairs rising to the first floor accommodation, under stairs storage cupboard, door leading to:

#### **LOUNGE-DINER**

27' max x 19'11 max (8.23m max x 6.07m max )

Double glazed windows to front aspect, two radiators, double glazed sliding patio door to rear aspect leading out to the courtyard. door to:

#### **KITCHEN**

11'2 x 9'4 (3.40m x 2.84m)

Range of eye and base level units with worksurfaces over, space for cooker, inset one & ½ bowl stainless steel inset sink with mixer tap, radiator, two double glazed windows to side aspect, door to:

#### **LOBBY**

Wall mounted gas fired boiler, consumer unit, door to:

#### **STORE ROOM ONE**

24'6 x 19'2 (7.47m x 5.84m)

Double glazed sliding patio door to side aspect leading out to the courtyard one, double glazed windows to rear and side aspects, door leading to courtyard three, ladder access to:

#### **WORKSHOP/ STORE ROOM**

19'1 x 13'4 (5.82m x 4.06m)

Two windows to side aspect, door to rear aspect (no external staircase) loft hatch.

#### **STORE ROOM TWO**

22'4 x 14'2 (6.81m x 4.32m)

Windows to side aspect, ladder access to a mezzanine level above.

#### **FIRST FLOOR LANDING**

Doorway providing access into 39 Mount Road.

#### **BEDROOM**

15'6 max x 12'9 (4.72m max x 3.89m)

Double glazed bay window to front aspect, radiator.

#### **BEDROOM**

12'8 x 11'7 (3.86m x 3.53m)

Double glazed widow to rear aspect, storage cupboard built into recess, radiator.

#### **BEDROOM**

12'11 x 7'10 (3.94m x 2.39m)

Double glazed window to front aspect, storage cupboard built into recess, radiator.

#### **BEDROOM**

11'8 x 8'8 (3.56m x 2.64m)

Built in storage cupboard, double glazed window to side aspect, radiator.

#### **SHOWER ROOM**

Walk in shower, wc, wash hand basin, double glazed obscured window to side aspect.

#### **39 MOUNT ROAD**

Door leading to entrance hallway with under stairs storage cupboard.

#### **CLOAKROOM**

WC, wash hand basin.

#### **LOUNGE-DINER**

26'6 x 19'6 (8.08m x 5.94m)

Double glazed window to front aspect, double glazed sliding patio door to rear aspect leading out to courtyard two.

#### **KITCHEN AREA**

14'2 x 9'5 (4.32m x 2.87m)

Windows to rear and side aspects, radiator.

#### **FIRST FLOOR LANDING**

Loft hatch, radiator, opening to 37 Mount Road, leading to:

#### **BEDROOM**

15'3 x 12'96 (4.65m x 3.66m)

Double glazed bay window to front aspect, storage cupboards built into recess, radiator.

#### **BEDROOM**

12'10 x 8'11 (3.91m x 2.72m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

11'6 x 11'3 (3.51m x 3.43m)

Double glazed window to rear aspect, storage cupboards built into recess, radiator.

#### **BEDROOM**

11'6 x 10'8 (3.51m x 3.25m)

Double glazed window to rear aspect, built in storage cupboard, radiator.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, window to side aspect, radiator.

#### **OUTSIDE**

The property benefits from three private and enclosed courtyards, one of which benefits from a gate providing rear pedestrian access and a oil tank storage cupboard which is currently redundant.





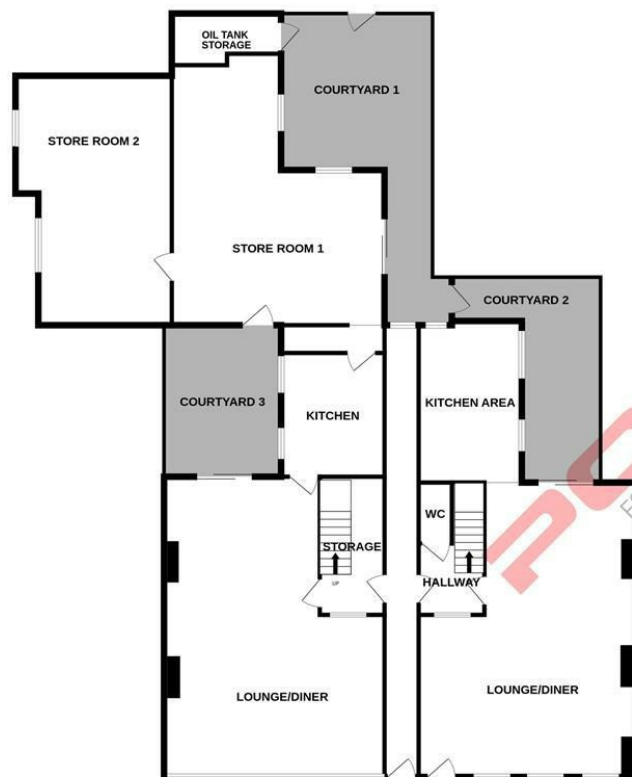








GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		

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.