



ESTATE AGENTS

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Offers In Excess Of £525,000

An opportunity has arisen to acquire this BEAUTIFULLY PRESENTED FOUR BEDROOM, THREE RECEPTION ROOM, PERIOD HOME located on this sought-after and RARELY AVAILABLE crescent nestled between Hastings town centre and the West Hill, within easy reach of Hastings Old Town, seafront and mainline railway station.

This CHARMING VICTORIAN RESIDENCE offers deceptively spacious accommodation throughout comprising a generous entrance hallway, lounge and separate SITTING ROOM both having WOOD BURNING FIREPLACES, DINING ROOM being open plan to the kitchen and having access to the garden. To the first floor you are greeted with a GALLERIED LANDING with VAULTED CEILING, there are THREE GOOD SIZED DOUBLE BEDROOMS, a smaller FOURTH BEDROOM/ STUDY and a LUXURY BATHROOM SUITE. Externally the property boasts a PRIVATE AND SECLUDED REAR GARDEN.

Conveniently located within walking distance to many amenities that Hastings town centre has to offer, in addition to the Historic Old Town with its range of shops, bars and eateries. Please call PCM Estate Agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Ample storage space for coats etc, door to:

ENTRANCE HALLWAY

Generous with stairs rising to first floor accommodation, under stairs storage cupboards, wall mounted thermostat control, radiator.

LOUNGE

15'5 max x 14'1 max (4.70m max x 4.29m max)

Spacious light and airy room with feature log burner, tiled hearth, ceiling corning, ceiling rose, picture rail, radiator, bay window to front aspect with sash windows.

SITTING ROOM

12'5 max x 12'2 (3.78m max x 3.71m)

Feature log burner, tiled hearth, picture rail, radiator, sash window to rear aspect.

DINING ROOM

11'10 x 9'7 (3.61m x 2.92m)

Ample space for seating and entertaining, double glazed sash window to side aspect with a range of fitted units, open plan to:

KITCHEN

11'10 x 11'2 (3.61m x 3.40m)

Comprising a range of base level units and central island with worksurfaces over, units extending into the aforementioned dining room including the integrated fridge freezer, four ring gas hob with extractor above and oven below, one & ½ bowl stainless steel inset sink with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, double glazed windows to both side and rear aspects, part glazed door to side aspect leading out to the garden.

FIRST FLOOR LANDING

Spacious galleried landing with vaulted ceiling, Velux window to letting in ample light, built in storage cupboard providing access to a loft space.

BEDROOM

16'11 max x 15'7 max (5.16m max x 4.75m max)

Bay with sash windows to front aspect enjoying a pleasant outlook, wardrobe built into recess, radiator.

BEDROOM

16'11 max x 12'2 max (5.16m max x 3.71m max)

Feature fire surround, wardrobe built into recess, radiator, sash window to rear aspect.

BEDROOM

12' x 11'8 (3.66m x 3.56m)

Window and door to rear aspect (no steps to access the rear garden), radiator.

BEDROOM/ STUDY

8'7 x 5'4 (2.62m x 1.63m)

Sash window to front aspect enjoying a pleasant outlook, radiator.

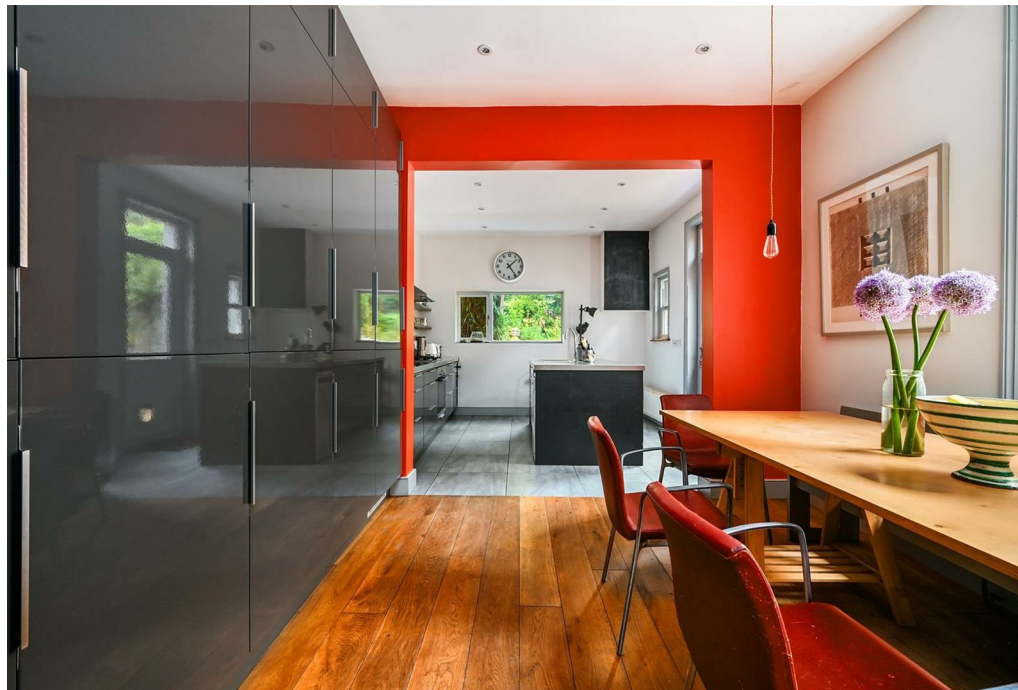
BATHROOM

11'7 max x 8'3 (3.53m max x 2.51m)

Luxury suite comprising a walk in double shower, separate bath, floating wash hand basin with storage below, dual flush wc, radiator, part tiled walls, tiled flooring, extractor fan, double glazed obscured sash window to side aspect.

REAR GARDEN

Private and secluded, deceptively spacious and extending to a good size. The garden is tiered and offers multiple areas for seating and entertaining, whilst offering a quiet and tranquil setting. The garden also features a plethora of mature shrubs, plants and trees. There is a right of way and side access to the front of the property.







GROUND FLOOR

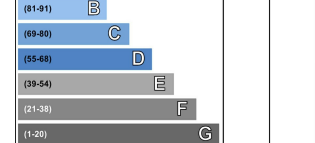
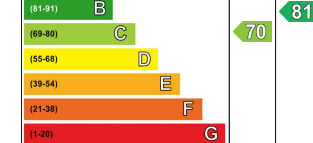
1ST FLOOR



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) 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	



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.