



ESTATE AGENTS

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Price £400,000

A CHARMING AND CHARACTERFUL THREE BEDROOM HOME nestled in the heart of Hastings. This OLDER STYLE, THREE STOREY property is perfectly positioned in a TRANQUIL, ELEVATED SPOT, offering serene townscape views while remaining within easy reach of Hastings' vibrant town centre, the seafront, and the mainline railway station with direct links to London.

Upon entering, you are welcomed by an entrance hall. The ground floor features a delightful BAY FRONTED LIVING ROOM with an inviting OPEN FIRE, creating a cosy ambiance. Adjacent is a GENEROUS SPACIOUS DINING ROOM that flows seamlessly into a MODERN CONTEMPORARY KITCHEN. The ground floor also opens up to a charming COURTYARD STYLE GARDEN.

The first floor comprises TWO WELL-PROPORTIONED BEDROOMS and a BEAUTIFULLY APPOINTED BATHROOM, while the second floor hosts an additional, VERSATILE BEDROOM. The property also benefits from both FRONT AND REAR COURTYARD GARDENS, providing outdoor space to enjoy.

Situated within a conservation area rich in history, perfectly marrying PERIOD CHARM with modern comforts. We highly recommend viewing to truly appreciate all that this delightful property has to offer. Please contact us to arrange your viewing.

WOODEN FRONT DOOR

Opening into:

WELCOMING ENTRANCE HALL

Partially wood panelled walls, radiator, oak flooring, stairs rising to upper floor accommodation, door to:

BAY FRONTED LIVING ROOM

14'1 into bay x 10'1 (4.29m into bay x 3.07m)

Lovely cosy room with period fireplace, column style radiator, oak flooring, sash bay window to front aspect framing views over the front garden and having townscape views beyond.

DINING ROOM

12'7 x 9'8 (3.84m x 2.95m)

Under stairs storage cupboard, original fireplace with stone hearth, coving to ceiling, down lights, radiator, oak flooring, built in cupboard to the chimney alcove, double glazed door providing access to the courtyard garden, doorway leading to:

KITCHEN

7'5 x 5'6 (2.26m x 1.68m)

Fitted with a matching range of cupboards and drawers, solid wood worksurfaces, additional wall display cabinets with shelving, ceramic Belfast sink with mixer spray tap, four ring gas hob with oven below and tiled splashbacks, space and plumbing for washing machine, window to side aspect.

FIRST FLOOR LANDING

Split level with stairs rising to the second floor, doors to:

BEDROOM

12'7 x 9'9 (3.84m x 2.97m)

Period fireplace, radiator, exposed wooden floorboards, sash window to front aspect enjoying townscape views.

BEDROOM

9'7 x 8'2 (2.92m x 2.49m)

Exposed wooden floorboards, period fireplace, recessed shelving, built in cupboard, bay window to rear aspect.

BATHROOM

Panelled bath with electric shower over, vanity enclosed wash hand basin with stone top, tiled splashbacks, low level wc, airing cupboard housing the wall mounted Worcester combination boiler, radiator, extractor fan for ventilation, double glazed window with obscured glass to side aspect.

SECOND FLOOR

With direct access into:

BEDROOM

12'5 x 9'7 widening to 12'5 (3.78m x 2.92m widening to 3.78m)

Access to eaves storage, double glazed window to front aspect with lovely townscape views and partial views of the sea.

OUTSIDE

There is a shared path with neighbouring property, private front garden, hedged boundary.

COURTYARD

Laid with stone, space for potted plants and a bistro style table and chairs

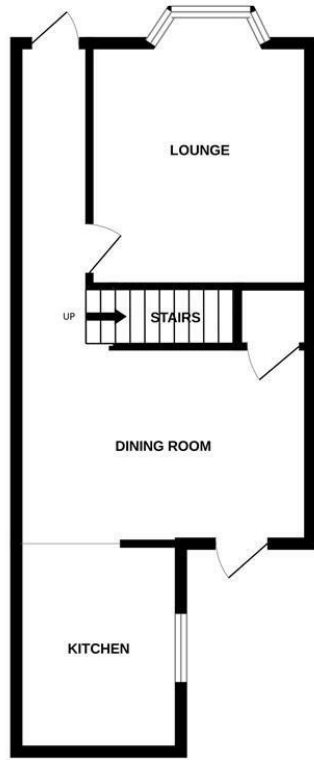
Council Tax Band: B



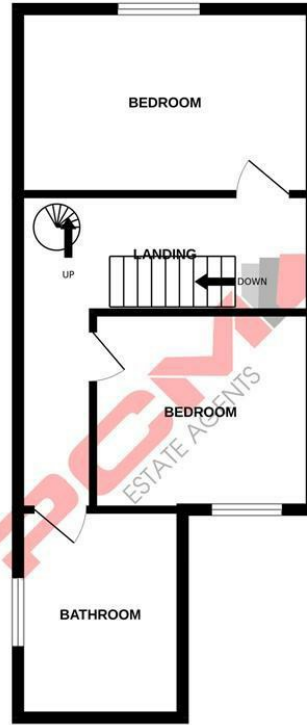




GROUND FLOOR



1ST FLOOR



2ND 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.