



15, Winchelsea Road, Hastings, TN35 4JT

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Tel: 01424 839111

Price £235,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this OLDER STYLE TWO BEDROOM, PLUS LOFT ROOM, TERRACED HOUSE, conveniently positioned in this sought-after region of Hastings, close to amenities within Ore Village, popular schooling establishments within the area and bus routes leading to Hastings town centre.

Inside, the property offers modern comforts including gas fired central heating, double glazing and accommodation comprising a lounge, KITCHEN-DINER, first floor landing, TWO GOOD SIZED BEDROOMS and a LOFT ROOM. The garden is fully enclosed and partially lawned with a concrete patio.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

LIVING ROOM

13'2 x 10'3 (4.01m x 3.12m)

Double glazed window to front aspect, radiator, television point, fireplace, wood laminate flooring.

INNER HALL

Stairs rising to the upper floor accommodation, doorway leading to:

KITCHEN-DINER

12'7 max narrowing to 10'4 x 12'5 (3.84m max narrowing to 3.15m x 3.78m)

Ample space for dining table, wall mounted boiler, part tiled walls, wood effect vinyl flooring, four ring gas hob with extractor over and oven below, space and plumbing for washing machine, inset one & ½ bowl drainer-sink unit with mixer tap, space for fridge freezer, wood laminate flooring, double glazed door to rear aspect with access onto the garden, door leading to:

BATHROOM

12'4 x 6'9 (3.76m x 2.06m)

Panelled bath with mixer tap and shower attachment, low level wc, vanity enclosed wash hand basin with mixer tap, radiator, space and plumbing for dishwasher and washing machine set beneath a worksurface, extractor for ventilation, wood laminate flooring, two double glazed frosted glass windows to side aspect.

FIRST FLOOR LANDING

Door with stairs rising to the loft room, further doors providing access to:

BEDROOM

13'3 x 12'4 (4.04m x 3.76m)

Coving to ceiling, radiator, built in cupboard over the stairs, two double glazed windows to front aspect.

BEDROOM

12' x 10' narrowing to 7'9 (3.66m x 3.05m narrowing to 2.36m)

Radiator, double glazed window to rear aspect.

LOFT ROOM

11'7 x 10' (3.53m x 3.05m)

Velux style window to rear aspect, access to eaves storage.

REAR GARDEN

Enclosed with a concrete patio, section of lawn and fenced boundaries.

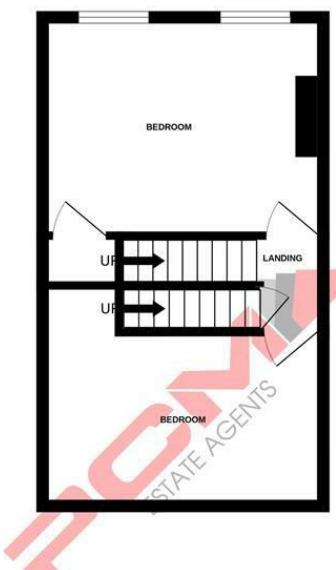
Council Tax Band: B



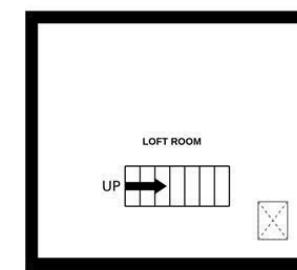
GROUND FLOOR



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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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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			