



ESTATE AGENTS

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Price £295,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this FOUR BEDROOM MID-TERRACED OLDER STYLE HOUSE, situated on this highly sought-after road in CLIVE VALE. The property is IN NEED OF MODERNISATION THROUGHOUT and is offered to the market CHAIN FREE.

Accommodation comprises a BAY FRONTED LOUNGE with OPEN FIRE and ORIGINAL FEATURES including CEILING ROSE, PICTURE RAIL and CORNICING, kitchen opening to a DINING ROOM, conservatory/ lean to and personal door to the garage. To the first floor there are FOUR BEDROOMS, three of which are good sized doubles, a bathroom and a SEPARATE WC.

To the front of the property, there is GATED ACCESS leading to a pebbled area providing OFF ROAD PARKING for multiple vehicles, along with access to the GARAGE. To the rear, the GARDEN is IN NEED OF CULTIVATION, however boasts potential to make into the perfect outdoor space for dining and entertaining.

This property represents EXCELLENT INVESTMENT POTENTIAL, or for those looking for a CHARACTERFUL HOME in need of renovation.

Situated close to local schooling and within easy reach of Hastings Old Town, please contact the owners agents now to avoid disappointment.

WOODEN DOUBLE DOORS

Opening to:

ENTRANCE PORCH

Single glazed windows to side aspects, single glazed door opening to:

ENTRANCE HALL

Radiator, electric meter, fuse board, stairs rising to the first floor landing, space for coat and shoe storage, door opening to:

LOUNGE

14'3 into bay x 11'9 (4.34m into bay x 3.58m)

Original ceiling rose, picture rail, ceiling cornicing, radiator, open feature fireplace, single glazed bay window to front aspect.

KITCHEN

14'7 max narrowing to 13'2 x 7'9 (4.45m max narrowing to 4.01m x 2.36m)

Sink, door opening to under stairs storage cupboard, two single glazed windows to rear aspect, single glazed door to conservatory, archway opening to:

DINING ROOM

11'3 x 9'7 (3.43m x 2.92m)

Two storage cupboards either side of chimney breast, single glazed window to rear aspect.

CONSERVATORY/ LEAN TO

17'3 x 9'6 (5.26m x 2.90m)

Single glazed roof, single glazed window to side aspect, door providing access to the rear garden.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

14'1 into bay x 11'8 (4.29m into bay x 3.56m)

Two built in wardrobes either side of the chimney breast, single glazed window to front aspect.

BEDROOM

11'8 x 11'2 (3.56m x 3.40m)

Wardrobe with hanging space, single glazed window to rear aspect.

BEDROOM

13'1 max narrowing to 10'9 and further narrowing to 9'8 x 10'8 (3.99m max narrowing to 3.28m and further narrowing to 2.95m x 3.25m)

Two built in wardrobes to either side of the chimney, two single glazed windows to the front aspect.

BEDROOM

7'5 x 6'3 (2.26m x 1.91m)

Single glazed window to front aspect.

BATHROOM

Comprising a bath, wash hand basin, airing cupboard housing the hot water tank, frosted single glazed window to rear aspect and additional borrowed light window to landing.

SEPARATE WC

WC, Double glazed window to rear aspect.

OUTSIDE - FRONT

Wall and fenced boundaries, range of mature trees, double gates leading to a pebbled driveway providing off road parking, leading to:

GARAGE

16'1 max narrowing to 11'9 x 14'2 max narrowing to 10'5 (4.90m max narrowing to 3.58m x 4.32m max narrowing to 3.18m)

Radiator, power and lighting, up and over door (currently not in working order).

REAR GARDEN

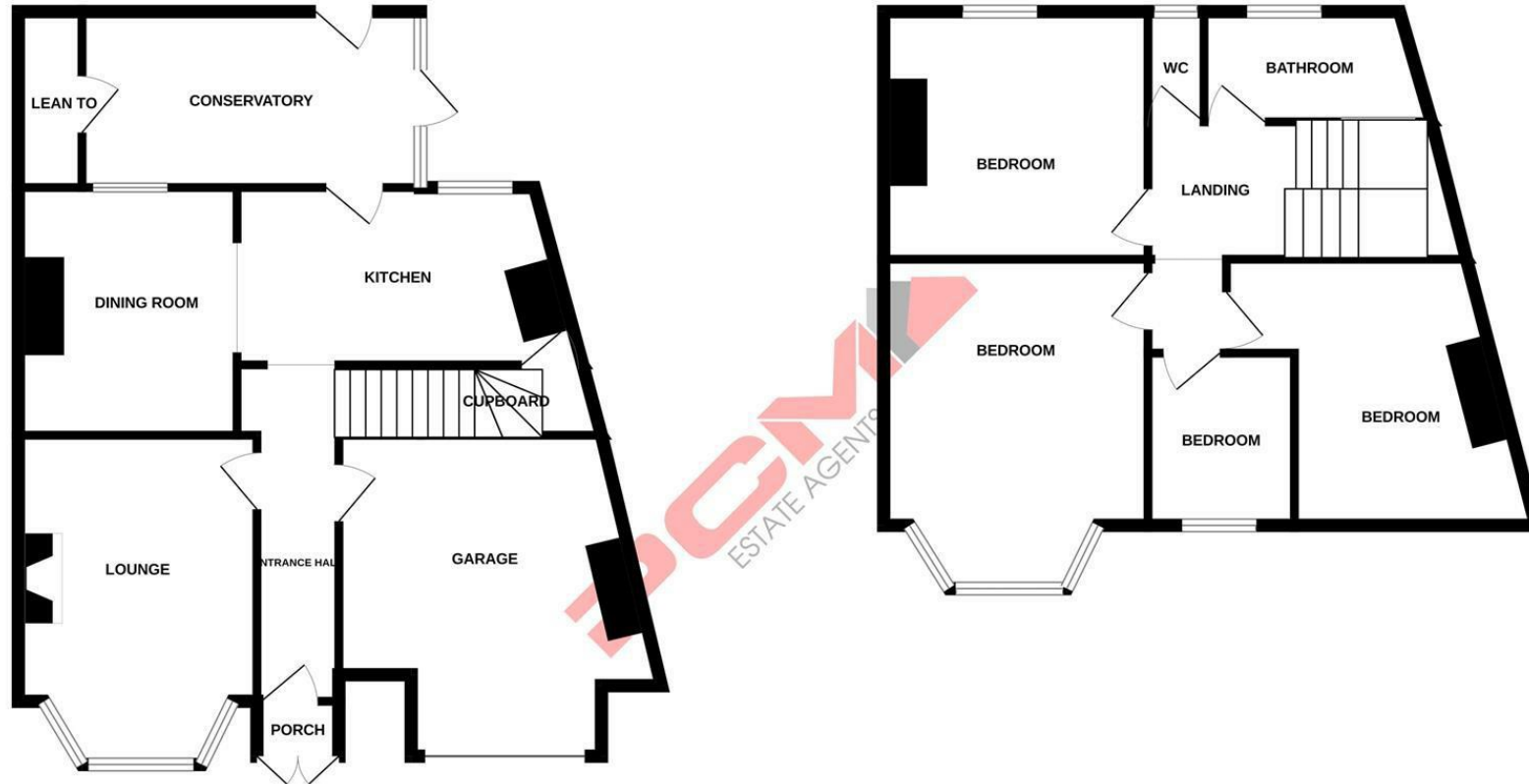
Good size, in need of cultivation, having fenced and hedged boundaries, pathway to the side, leading to an area of Astro turf, variety of mature trees, gated side access between neighbouring properties.

Council Tax Band: C



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			
(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		