PCM ESTATE AGENTS

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Offers In The Region Of £400,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this FOUR BEDROOM END-TERRACED VICTORIAN HOME, with accommodation arranged over THREE FLOORS and a COURTYARD GARDEN. Offered to the market CHAIN FREE.

Conveniently positioned in the highly sought-after West Hill location, within easy reach of Hastings Old Town and the open green spaces of the West Hill, renowned for its panoramic views across the town and coastline.

Accommodation comprises an entrance porch leading to a welcoming entrance hall, a BAY FRONTED LIVING ROOM, separate DINING ROOM, KITCHEN-BREAKFAST ROOM, first floor landing with TWO WELL-PROPORTIONED BEDROOMS, one of which having a SEA VEW, and a family bathroom, whilst to the second floor there are TWO FURTHER BEDROOMS, one of which benefitting from an EN-SUITE SHOWER ROOM, with the rear bedroom enjoying FAR REACHING SEA VIEWS across the town and towards Beachy Head.

Conveniently located close to local amenities, schools and transport links, as well as being within easy reach of the historic Hastings Old Town. This FAMILY HOME must be viewed to be fully appreciated, please contact the owners agents now to avoid disappointment.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE PORCH
Ample space for coats and shoes, further door to:

ENTRANCE HALL
Stairs rising to the first floor landing, cupboard housing the electric consumer unit, radiator, under stairs storage housing the gas meter, door opening to:

LOUNGE
13'4 max int bay x 11'5 (4.06m max int bay x 3.48m)
Radiator, double glazed bay window to front aspect, opening to:

DINING ROOM
10'5 x 9'2 (3.18m x 2.79m)
Two built in storage cupboards into the alcove, radiator, return door to entrance hall, further opening to:

KITCHEN-BREAKFAST ROOM
14'1 x 12'7 (4.29m x 3.84m)
Comprising a range of eye and base level units, stainless inset sink with mixer tap, four ring electric hob with electric oven below and extractor over, space and plumbing for washing machine and dishwasher, space for tall American style fridge freezer, wall mounted gas boiler, part tiled walls, tiled flooring, radiator, return door to entrance hall, double glazed window to rear aspect overlooking the private courtyard and door providing access to the courtyard.

HALF LANDING
With door to:

BATHROOM
Panelled bath with mixer tap and separate shower attachment, wash hand basin with storage beneath and vanity mirror above, low level dual flush wc, built in airing cupboard housing the water tank and having additional shelving above, radiator, part tiled walls, frosted double glazed window to rear aspect.

FIRST FLOOR LANDING
Stairs rising to the top floor, doors to:

BEDROOM
14'9 x 13'1 max into bay (4.50m x 3.99m max into bay)
Feature fire surround, radiator, exposed wooden floorboards, double glazed bay window to front aspect providing views over the West Hill, further double glazed window to front aspect.

BEDROOM
10' x 9'3 (3.05m x 2.82m)
Original feature fireplace and surround, built in wardrobe into alcove, exposed wooden floorboards, radiator, double glazed window to rear aspect providing a sea view over the surrounding rooftops.

SECOND FLOOR LANDING
Access to loft via hatch, double glazed window to rear aspect providing impressive views out over the town, to the sea and towards Beachy Head, doors to:

BEDROOM
14'9 x 10'8 max (4.50m x 3.25m max)
Exposed wooden floorboards, radiator, two double glazed windows to front aspect with views towards the West Hill and East Hill, sliding double doors opening to:

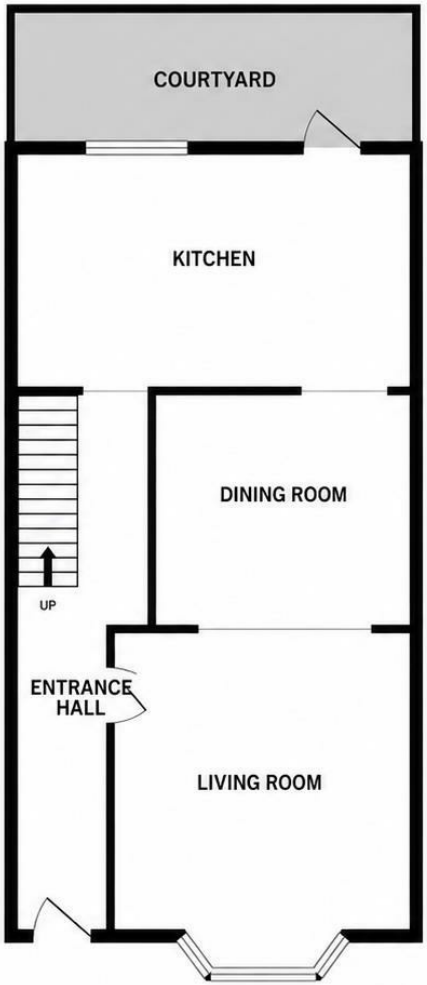
EN-SUITE
Walk in shower with electric shower unit, part tiled walls, wash hand basin with storage beneath, low level dual flush wc, extractor fan.

BEDROOM
10'6 x 9'4 (3.20m x 2.84m)
Exposed wooden floorboards, radiator, built in wardrobe to the alcove of the chimney, double glazed window to rear aspect providing superb views over nearby rooftops and out to sea, including views of Hastings Pier and Beachy Head.

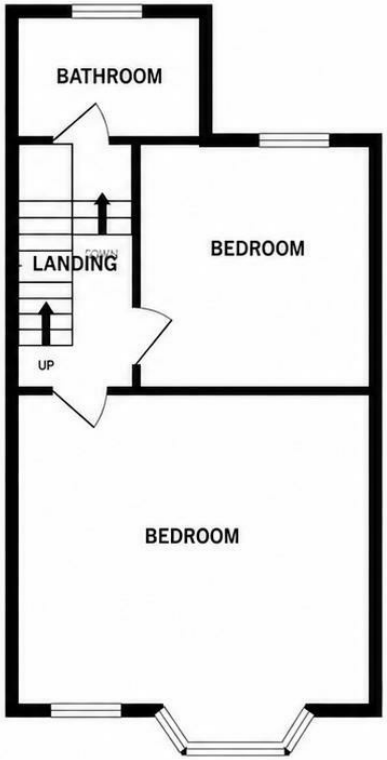
OUTSIDE
Courtyard style garden, providing ample space for a table and chairs, as well as potted plants.

Council Tax Band: C

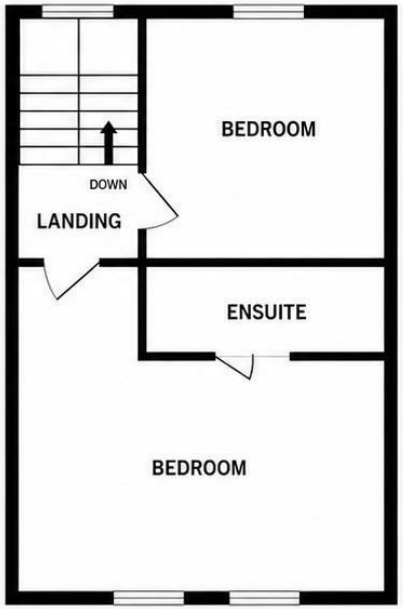
GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

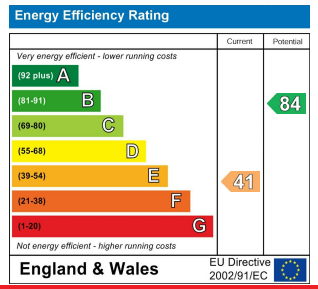


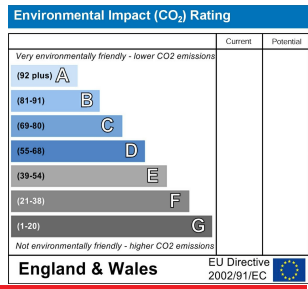
1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



2ND FLOOR
429 sq.ft. (39.9 sq.m.) approx.







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.