



25, St. Thomass Road, Hastings, TN34 3LG

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Price £275,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this OLDER STYLE BAY FRONTED FOUR BEDROOM VICTORIAN TERRACED HOUSE, positioned on this incredibly sought-after road within the favourable West Hill region of Hastings.

The property is arranged over THREE FLOORS and comprises a ground floor RECEPTION/ BEDROOM, further BEDROOM and a SEPARATE WC, lower floor hall providing access to the BAY FRONTED LOUNGE open plan to the KITCHEN-DINER, first floor landing, TWO BEDROOMS and a bathroom. The property also benefits from WORKING FIPEPLACES, but is IN NEED OF SOME MODERNISATION throughout, but does hold some of its character charm and PERIOD FEATURES. The property also benefits from FAR REACHING VIEWS off the back of the property and PRIVATE REAR GARDEN that is in need of some cultivation.

Positioned within easy reach of the PANORAMIC VIEWS of the West Hill itself, whilst also being within easy reach of Hastings historic Old Town, popular schooling establishments and also the town centre with its mainline railway station having convenient links to London.

Please call the owners agents now to book your viewing and avoid disappointment.

OUTSIDE - FRONT

Concrete pathway leading to front door.

PRIVATE FRONT DOOR

With coloured glass insert, opening to:

PORCH

4' x 3' (1.22m x 0.91m)

Dado rail, coat rack, wooden door with glass insert leading to:

ENTRANCE HALLWAY

Radiator, stairs to upper and lower floor accommodation, door leading to:

RECEPTION/ BEDROOM

14'4 max x 14'1 into bay (4.37m max x 4.29m into bay)

Double glazed bay window to front, ceiling rose, picture rail, cornicing, radiator, fireplace with decorative tile surround.

BEDROOM

11'8 max x 11'3 max (3.56m max x 3.43m max)

Double glazed window to rear providing far reaching views over the town, radiator, storage cupboard, picture rail.

SEPARATE WC

5'6 x 2'8 (1.68m x 0.81m)

Wooden floorboards, radiator, double glazed window to rear aspect with far reaching views, low level wc, wash hand basin.

LOWER FLOOR HALL

Leading to:

KITCHEN-DINER

14'4 max x 11'8 max (4.37m max x 3.56m max)

Double glazed door providing access to garden, double glazed window overlooking the garden, under stairs storage cupboard, space and plumbing for washing machine, space for cooker, space for fridge freezer, inset sink.

LOUNGE

14'4 max x 13'4 into bay (4.37m max x 4.06m into bay)

Sash bay window to front aspect, working fireplace with brick surround, door to front aspect, further door to side.

FIRST FLOOR LANDING

Sash window to rear aspect having far reaching views, loft hatch, radiator.

BEDROOM

11'5 max x 11'2 max (3.48m max x 3.40m max)

Sash window to front aspect, wooden floorboards, radiator.

BEDROOM

12' max x 11'3 max (3.66m max x 3.43m max)

Radiator, double glazed window to rear aspect overlooking the town with far reaching views, built in storage cupboard.

BATHROOM

11'2 max x 6' max (3.40m max x 1.83m max)

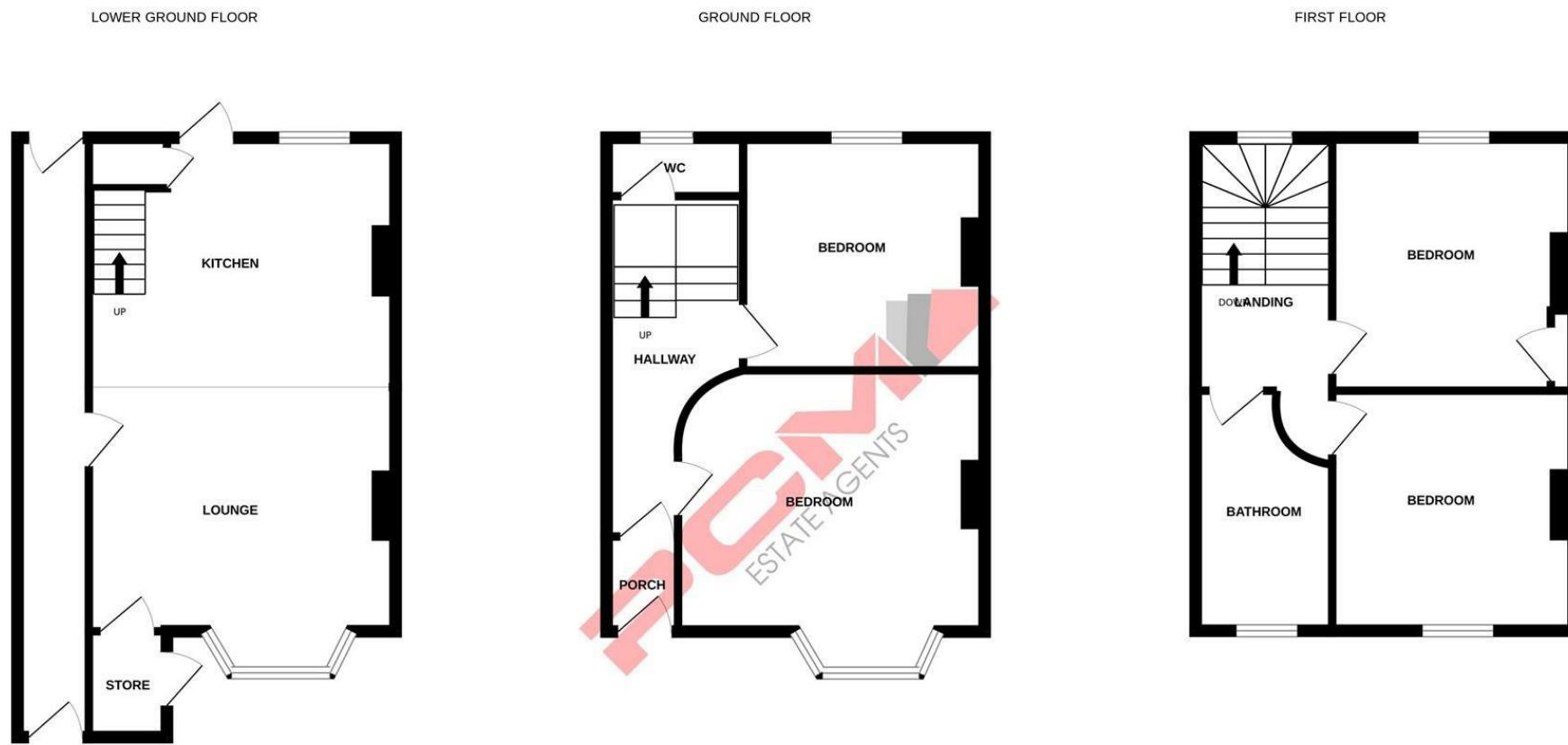
Panelled bath with mixer tap, part tiled surround, pedestal wash hand basin, radiator frosted window to front aspect.

REAR GARDEN

Small concrete area, steps down to a grassed area with mature shrubs and trees, surrounding by fencing.

Council Tax Band: B





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			
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			