



ESTATE AGENTS

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Offers In Excess Of £300,000

PCM Estate Agents welcome to the market this ATTRACTIVE and EXTENSIVELY RENOVATED THREE BEDROOM, plus LOFT ROOM, MID TERRACED PERIOD HOME, located in the sought-after West Hill region of Hastings, within easy reach of Hastings Old Town and Hastings town centre. Offered to the market CHAIN FREE!

The property enjoys spacious accommodation throughout comprising an entrance vestibule, hallway, 26ft LOUNGE-DINER, separate NEWLY FITTED KITCHEN, first floor landing, THREE BEDROOMS and a SHOWER ROOM, whilst to the second floor there is a LOFT ROOM. Externally the property benefits from a PRIVATE AND ENCLOSED COURTYARD GARDEN.

Offering generous accommodation, PERIOD CHARACTER, modern amenities, useful loft space and excellent outdoor areas, together with ATTRACTIVE VIEWS from the front of the house.

Situated within easy reach of the many amenities that Hastings has to offer including Hastings Old Town and seafront. The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

VESTIBULE

Wood laminate flooring, high ceilings, half-height panelling and a partially glazed door leading into

ENTRANCE HALL

Stairs rising to the first floor accommodation, laminate flooring, ornate Victorian ceiling detailing and useful understairs storage.

LOUNGE-DINER

26'1 into bay narrowing to 12'5 x narrowing to 9'5 (7.95m into bay narrowing to 3.78m x narrowing to 2.87m)

High ceilings, fireplace, high skirting boards, wall and ceiling lighting, a double glazed front bay window and a double glazed door opening onto the lower courtyard. There is ample room for both lounge and dining furniture.

KITCHEN

11'4 x 9'8 (3.45m x 2.95m)

Newly fitted with matching wall and base cupboards, work surfaces, inset sink with mixer tap, space for a gas cooker and provision for a dishwasher, washing machine and tall fridge freezer. There is tiled flooring, downlighting and double glazed windows to the rear and side.

FIRST FLOOR LANDING

High ceiling, dado rail and radiator, doors to:

BEDROOM

14'6 into bay x 10'6 (4.42m into bay x 3.20m)

High ceiling, picture rail, double radiator and double glazed bay window to front aspect enjoying attractive townscape and verdant views towards the sea and Beachy Head.

BEDROOM

11'9 x 9'7 (3.58m x 2.92m)

Double glazed bay window to rear aspect, radiator.

BEDROOM

11'2 x 9' (3.40m x 2.74m)

Built-in cupboard housing the wall-mounted boiler and slatted shelving suitable for use as an airing cupboard, radiator and double glazed window to rear aspect.

SHOWER ROOM

Low-level wc, vanity basin, walk-in shower with chrome fittings, waterfall-style shower head and handheld attachment, Aqua-boarded walls, vinyl flooring, recessed shaver point, downlight, ventilation and double-glazed front window.

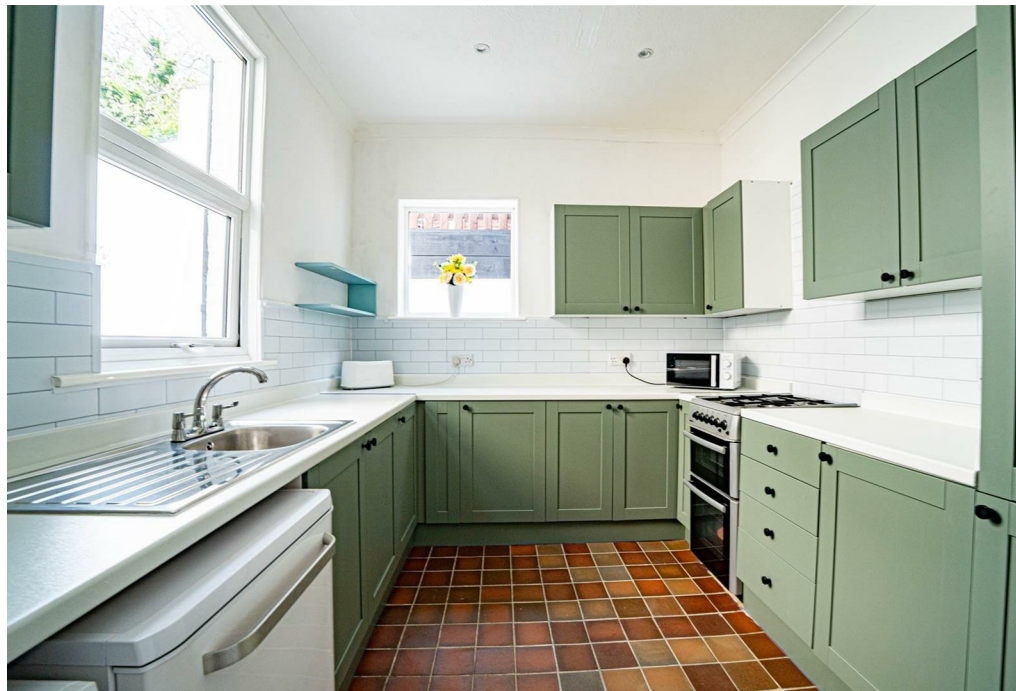
LOFT ROOM

Accessed via a fixed wooden stair ladder, with a front-facing Velux window and lighting, providing useful additional space.

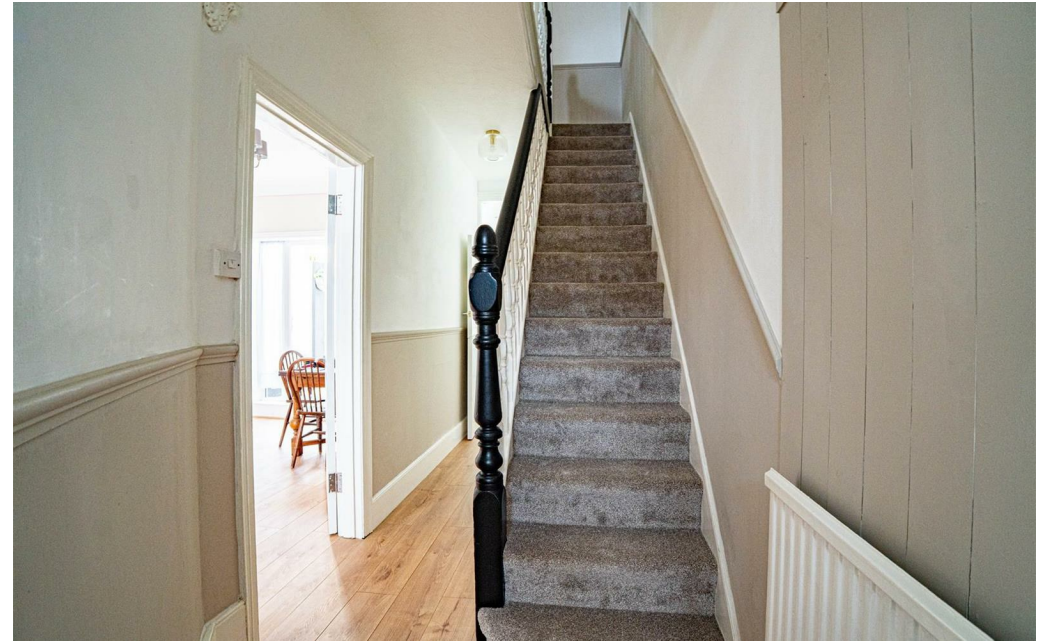
REAR GARDEN

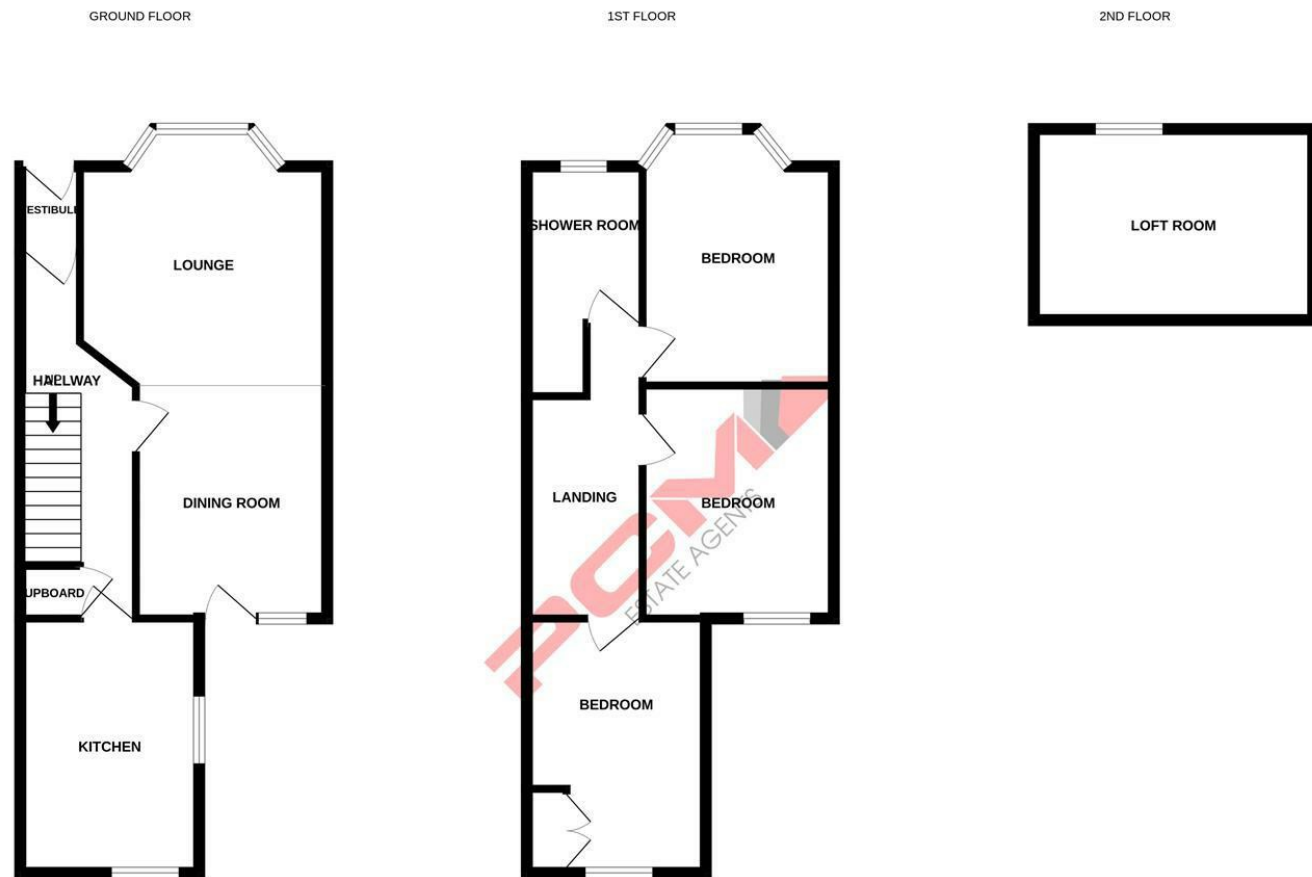
Arranged over two tiers, with a stone patio to the lower section and steps leading to the upper patio. The garden is private, enclosed by new fencing and enjoys plenty of sunshine, creating two excellent areas for alfresco dining and entertaining.

Council Tax Band: B

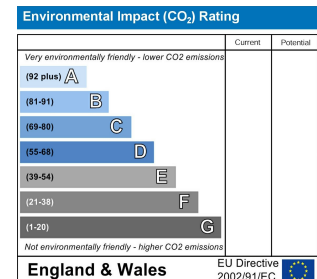
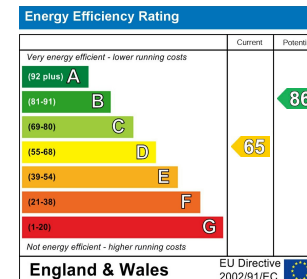








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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