



ESTATE AGENTS

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**Guide Price £400,000**

**\*\* GUIDE PRICE £400,000 TO £425,000 \*\***

PCM Estate Agents are thrilled to present an exceptional opportunity to acquire this **BEAUTIFULLY RESTORED THREE BEDROOM VICTORIAN TERRACED HOUSE**, nestled on one of Hastings' most desirable streets. Just a short stroll from Alexandra Park, the vibrant town centre, and the charming Old Town.

This **THREE BEDROOM HOME** radiates elegance. Its striking Victorian façade, framed by a quaint front **COURTYARD GARDEN**, welcomes you inside. Step through the front door into a generous entrance hall, where a graceful staircase leads to the first floor, with a few steps down guiding you to the kitchen. The **OPEN PLAN LOUNGE-DINING ROOM**, bathed in **NATURAL LIGHT** from a bay window, is perfect for relaxing, with a **WOOD BURNING STOVE** adding a cosy charm. The kitchen, modern yet inviting, with ample storage, **INTEGRATED APPLIANCES**, and a handy **UTILITY AREA**, plus a convenient downstairs bathroom. Upstairs, three spacious double bedrooms await, along with a **STYLISH SHOWER ROOM**.

Notably, the home also boasts a **FULL BASEMENT** with front and rear rooms, ideal for future development, ready to be transformed to suit your lifestyle, whether as a home office, gym, or even a snug guest space, with the right planning permissions.

Outside, the fully **ENCLOSED GARDEN** is a private, complete with a patio, perfect for entertaining. Retaining a **WEALTH OF ORIGINAL PERIOD FEATURES** alongside modern comforts, this home is truly a gem. Don't miss your chance to make it yours, contact PCM Estate Agents today

### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Opening to:

### **WELCOMING VESTIBULE**

Exposed original floorboards, high ceiling, dado rail, wall mounted cupboard concealed consumer unit, further door to:

### **ENTRANCE HALL**

Double radiator, high ceiling, exposed original wooden floorboards, stairs rising to upper floor accommodation, steps down to the kitchen, door beneath the stairs descending to the cellar, doors to:

### **LOUNGE**

14'8 into bay x 12'3 (4.47m into bay x 3.73m)

Original exposed wooden floorboards, high ceiling with corning, double radiator, fireplace with inset wood burning stove, sash bay window to front aspect, open plan to:

### **DINING ROOM**

12'2 x 10'8 (3.71m x 3.25m)

Exposed original wooden floorboards, fireplace, double radiator, double glazed window to rear aspect.

### **KITCHEN**

12'6 x 7'4 (3.81m x 2.24m)

Galley style and modern, built with a matching range of eye and base level cupboards and drawers with stone countertops and tiled splashbacks, range master cooker with five gas burner double oven and plate warmer, ceramic one & ½ bowl drainer-sink with mixer spray tap, tiled splashbacks, tiled flooring, integrated appliances including tall fridge freezer and dishwasher, double glazed window to side aspect, opening to:

### **REAR LOBBY/ UTILITY**

6'11 x 7'5 (2.11m x 2.26m)

Space and plumbing for washing machine set beneath solid work worksurface, tiled splashbacks, tiled flooring, integrated wine cooler, radiator, double glazed door opening to the garden, door to:

### **BATHROOM**

Bath with mixer tap and shower over, low level wc, wall mounted wash hand basin with mixer tap, storage nook with shelving, heated towel rail, tiled flooring, part tiled walls, down lights, extractor for ventilation, double glazed obscured glass window to side aspect.

### **FIRST FLOOR LANDING**

Split level with loft hatch, built in storage, doors to:

### **MASTER BEDROOM**

13'3 x 11'8 (4.04m x 3.56m)

Bespoke fitted wardrobes, exposed painted wooden floorboards, column style radiator, recessed shelving into the alcoves, sash windows to front aspect.

**BEDROOM**

11'8 x 9'8 (3.56m x 2.95m)

Column style radiator, feature fireplace, double glazed tilt and turn window to rear aspect.

**BEDROOM**

11'2 x 7'5 (3.40m x 2.26m)

Exposed painted wooden floorboards, radiator, double glazed window to rear aspect.

**SHOWER ROOM**

Low level wc, wall mounted wash hand basin, walk-in shower with rain style shower head and hand-held shower attachment, tiled walls, tiled flooring, window to side aspect.

**BASEMENT**

Accessed via door beneath the stairs on the ground floor, leading to a hall with radiator and large storage cupboard, doors to:

**FRONT BASEMENT ROOM**

15'3 x 14'2 (4.65m x 4.32m )

Power and light, access to a large storage room, bay window with door to front aspect.

**REAR BASEMENT ROOM**

10'1 x 7'5 (3.07m x 2.26m )

Double glazed window to rear aspect, partially open to the stairs with storage beneath.

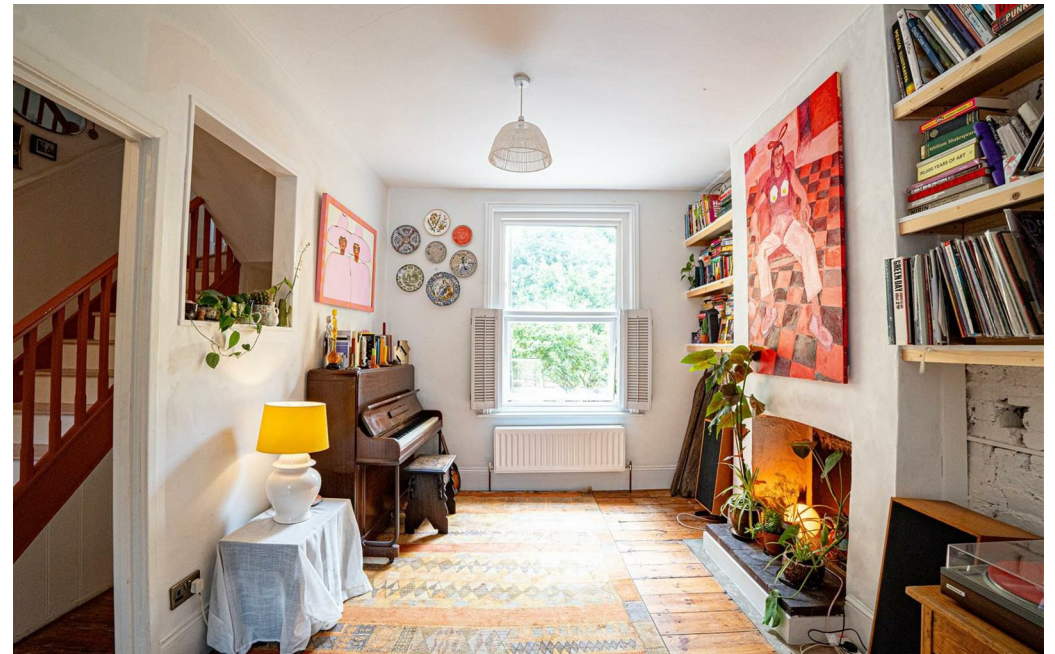
**OUTSIDE - FRONT**

Path to front door, concrete steps and handrail down to basement level, flowerbeds and Fatsia tree.

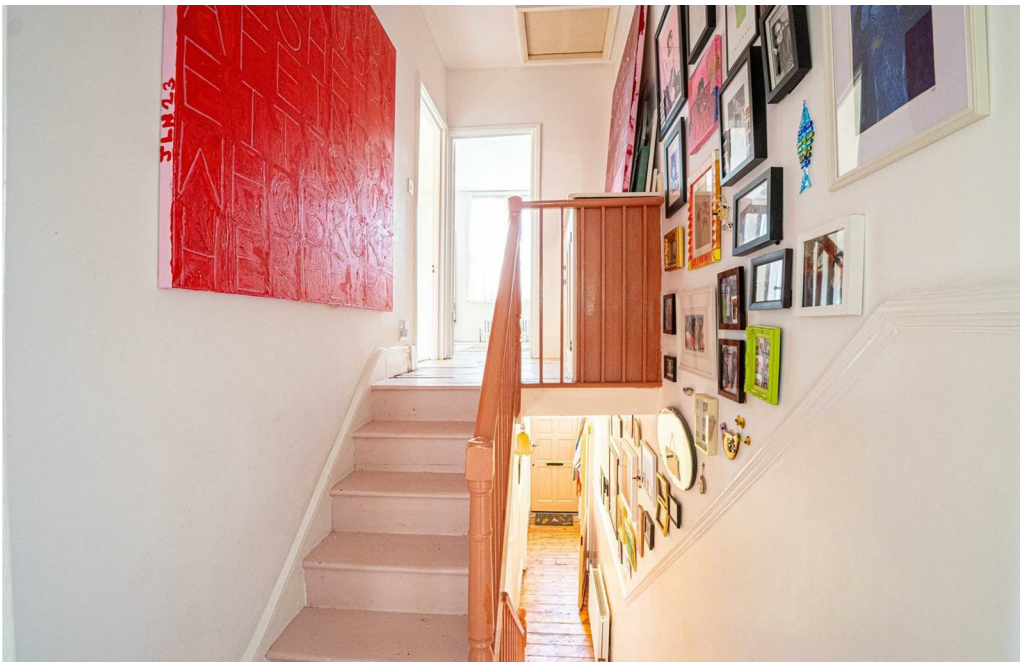
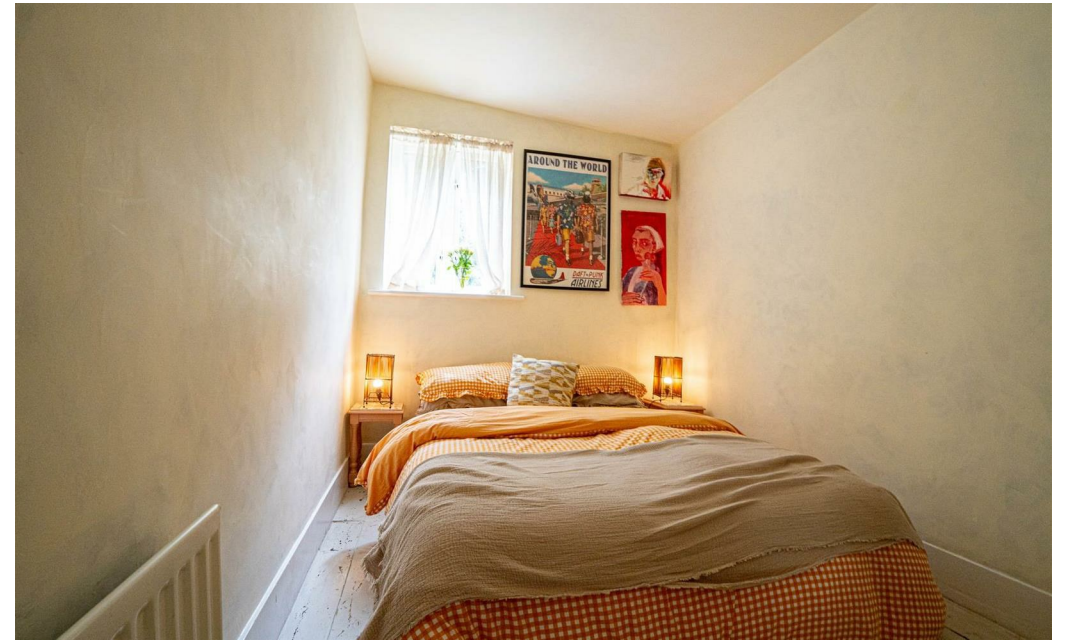
**REAR GARDEN**

Concrete area providing an ideal patio space, outside water tap, planted flowerbeds, further space ideal for table and chairs to sit out and eat al-fresco. There is an additional section of garden which is reclaimed land and has been used by the current owners, though technically is not owned within the overall curtilage of the property.

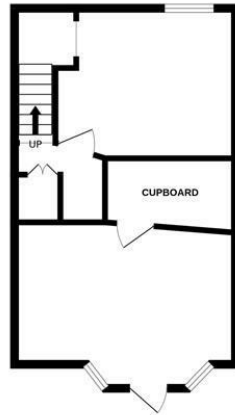
Council Tax Band: B







BASEMENT



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.