



ESTATE AGENTS

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Price £325,000

PCM Estate Agents are thrilled to present a RARE & EXCITING OPPORTUNITY to acquire this well appointed THREE-STOREY, TWO BEDROOM HOME offered to the market CHAIN FREE and nestled on a highly sought-after road in the exclusive West Hill area of Hastings. Just a leisurely stroll from the charm of Hastings Old Town and the vibrant new town, this home offers effortless access to a wealth of amenities, including the mainline railway station with connections to London.

Thoughtfully designed, this well-proportioned property provides flexible living across three floors. The ground floor offers a WELCOMING LIVING ROOM and a COSY BEDROOM. Ascend to the first floor, where you'll find a SECOND BEDROOM and a lovely bathroom. The lower ground floor is the heart of the home with an expansive, OPEN PLAN KITCHEN-DINING-FAMILY ROOM, perfect for entertaining, with a charming WOOD BURNING STOVE for a warm, inviting atmosphere. Step outside to the low-maintenance COURTYARD GARDEN, your own peaceful urban retreat.

Sympathetically updated, this home blends PERIOD CHARM with modern comforts, including gas central heating and double glazing.

Viewing is highly recommended, contact PCM Estate Agents today to arrange your viewing of this lovely home.

DOUBLE GLAZED FRONT DOOR

Opening to:

LIVING ROOM

14'10 x 14'8 into bay (4.52m x 4.47m into bay)

Column style radiator, open working fireplace, exposed wooden floorboards, coving to ceiling, double glazed bay window to front aspect, door to:

INNER HALL

Stairs to upper and lower floor accommodation, doors to:

BEDROOM

12'4 x 8'2 (3.76m x 2.49m)

Exposed original floorboards, column style radiator, high ceilings, double glazed window to rear aspect.

SEPARATE WC

Low level wc, wall mounted wash hand basin with tiled splashbacks and chrome

mixer tap, wood panelled walls, tiled flooring, double glazed window with pattern glass to rear aspect.

LOWER FLOOR HALL

Leading to:

OPEN PLAN KITCHEN-DINING-FAMILY ROOM

22'8 max x 19'6 narrowing to 14'4 (6.91m max x 5.94m narrowing to 4.37m)

Fitted with a matching range of eye and base level cupboards and drawers with solid wood worktops over and tiled splashbacks with mixer tap, ceramic Belfast sink with mixer tap, space for freestanding Range style cooker, combination of wall and ceiling lighting, column style vertical radiator, space and plumbing for washing machine, integrated fridge, integrated under counter freezer, integrated dishwasher and space and plumbing for washing machine, double glazed window to front aspect. The living area has two vertical wall mounted radiators, fireplace with inset wood burning stove, recessed shelving, under stairs recessed area, two double glazed windows overlooking the patio garden.

HALF LANDING

Double glazed window to rear aspect offering a pleasant outlook, further stairs to:

FIRST FLOOR LANDING

Exposed wooden floorboards, doors to:

BEDROOM

14'9 x 14'5 into bay (4.50m x 4.39m into bay)

Original exposed wooden floorboards, column style radiator, high ceiling, double glazed bay window to front aspect.

BATHROOM

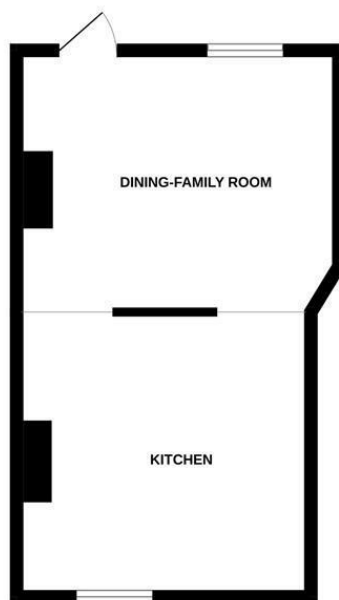
Rolltop stand alone Victorian style bathtub with mixer tap and shower attachment, high flush wc, pedestal wash hand basin, column style radiator, exposed wooden floorboards, double glazed window to rear aspect with lovely townscape views.

REAR GARDEN

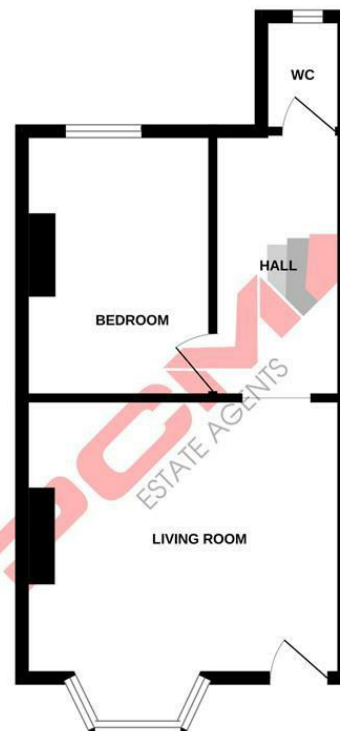
Courtyard style being laid with patio and having raised planted beds and gated access.



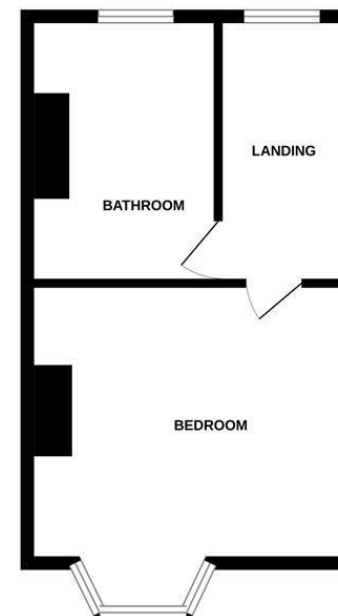
BASEMENT



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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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		87
(81-91) B		
(69-80) C		64
(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