



ESTATE AGENTS

60, Park View, Hastings, TN34 2HF

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £390,000

PCM Estate Agents are delighted to present to the market this attractive 1930's THREE BEDROOM SEMI-DETACHED FAMILY HOME, ideally positioned on this highly sought-after road in Hastings, offering generous accommodation, a LARGE FAMILY FRIENDLY GARDEN, OFF ROAD PARKING and a GARAGE.

The well-proportioned accommodation is arranged over two floors comprising an enclosed porch leading to a spacious entrance hall, lounge, OPEN PLAN KITCHEN-DINING ROOM creating an ideal space for family living and entertaining, along with access to a useful LEAN-TO providing additional storage and utility space. To the first floor there are THREE GOOD-SIZED BEDROOMS and a family bathroom having both shower and bath. The property benefits from modern comforts including gas central heating and double glazing.

Externally the property benefits from a GENEROUS REAR GARDEN having a large patio area, ideal for dining and entertaining, together with an extensive area of lawn, garden shed and SUMMER HOUSE.

Conveniently located within easy reach of local schools, amenities and the beautiful Alexandra Park. This fantastic home combines CHARACTER and PRACTICALITY.

Viewing comes highly recommended to fully appreciate the accommodation on offer. Please contact the owners sole agent today to arrange your viewing and avoid disappointment.

SLIDING PATIO DOOR

Opening to:

ENTRANCE PORCH

Offering the perfect space for coats and shoes, UPVC door opening to:

SPACIOUS ENTRANCE HALL

Stairs rising to the first floor landing, radiator, under stairs storage cupboard, doors to:

LOUNGE

13'1 into bay x 12'8 (3.99m into bay x 3.86m)

Gas fire, storage either side of the chimney, radiator, double glazed bay window to front aspect.

KITCHEN-DINER

Comprising a range of eye and base level units, integrated four ring gas hob with

extractor above and electric oven below, space for under counter fridge and freezer, breakfast bar seating area, double length countertop, inset stainless steel sink with mixer tap, space and plumbing for washing machine, part tiled walls, ample space for table and chairs, additional radiator, double glazed window to side aspect, double glazed patio doors opening to the rear garden, door to:

LEAN TO

Base level cupboards, water tap, countertop space.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

13'7 into bay x 11'5 (4.14m into bay x 3.48m)

Radiator, double glazed bay window to front aspect.

BEDROOM

15'6 x 9'9 (4.72m x 2.97m)

Radiator, double glazed window to rear aspect.

BEDROOM

9'5 max into bay x 6'3 (2.87m max into bay x 1.91m)

Radiator, double glazed bay window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, separate shower cubicle, wash hand basin, low level dual flush wc, chrome heated towel rail, part tiled walls, two frosted double glazed windows to rear aspect.

OUTSIDE - FRONT

Area of lawn, block paved walkway to the entrance porch, block paved driveway providing off road parking for multiple vehicles.

GARAGE

16'7 x 7'7 (5.05m x 2.31m)

Up and over door, power, single glazed window to rear aspect, personal door to the side leading to the rear garden.

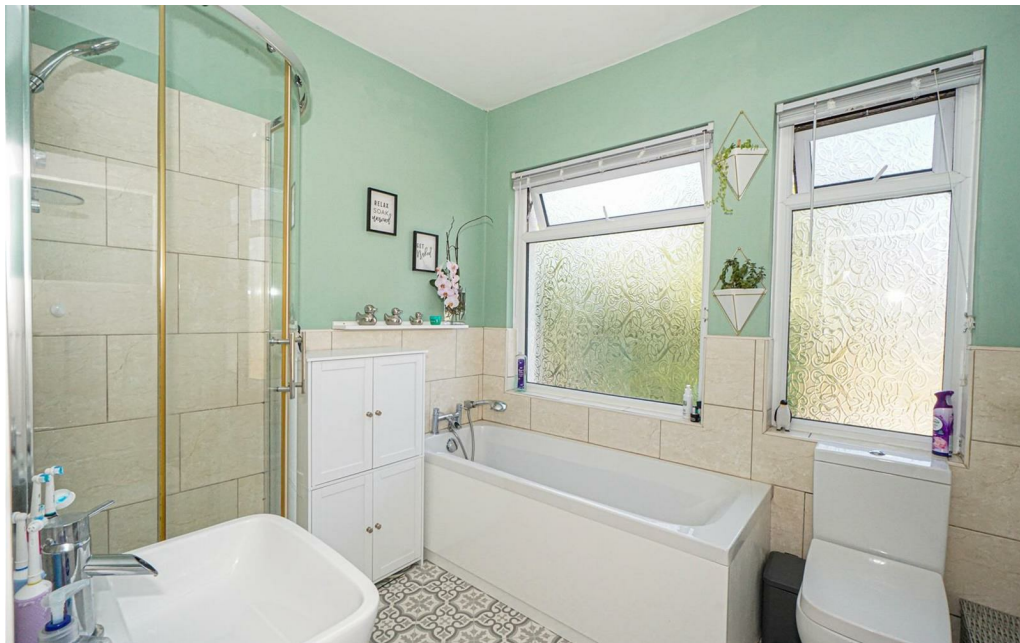
REAR GARDEN

A particular feature of the property having a patio area, further larger area of patio ideal for outdoor dining and entertaining, steps leading to a large area of lawn being ideal for families, range of mature trees and shrubs, fenced boundaries. There is a storage shed with power and a summer house also having power.

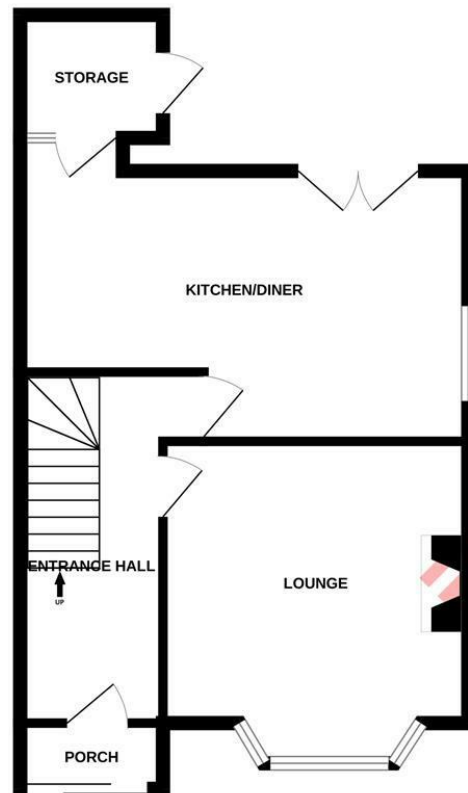
Council Tax Band: D



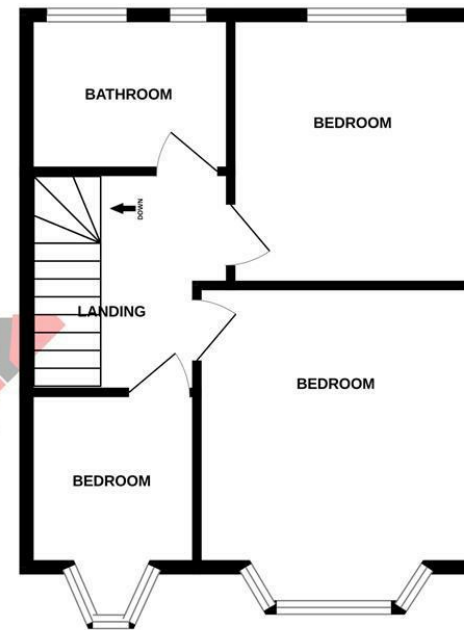




GROUND FLOOR



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.
Made with Metropix ©2026

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			
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	

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.