



**HOME + CASTLE**  
ESTATE AGENTS

Home and Castle Estate Agents  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)



## Mount Road, Hastings, TN35 5LB

Freehold | House - Terraced | 8 Bedrooms

Home + Castle are pleased to advertise this unique opportunity, suitable for buyers/investors who are looking for a project. Originally 2 houses, before being merged (approximately 30 years ago) to form a single 8 bedroom dwelling. With a footprint of approximately 3,300sq ft, it is literally a blank canvass.

Great location, within walking distance of the vibrant Hastings Old Town offering a wide variety of independent retail outlets along with many fine places to wine and dine. The seafront along with the East Hill and Country Park are all within walking distance. Local shop and bus services close by.

**FOR SALE**  
**FREEHOLD**  
**£575,000**

## Background

Originally 37 & 39 Mount Road were 2 x 4 Bedroom Mid-Terrace houses. Approximately 30 years ago, 39 was purchased by the owner of 37 and both houses were then merged to form a single 8 bedroom dwelling. There are works and updating required.

## Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

## Main Door

Hallway with main door access to each side.

## Left-Hand Side

Door to inner hallway.

## Lounge Diner 27' max x 19'11" max (8.23m max x 6.07m max)

Room width, double glazed windows to front of property. Sliding double glazed door to courtyard.

## Kitchen 11'2" x 9'4" (3.40m x 2.84m)

Double glazed windows x 2 to courtyard.

## Recess Housing Oil Fired Boiler.

Oil fired boiler.

## Store Room 1 24'6" max x 19'2" max (7.47m max x 5.84m max)

Access to loft room above via ladder. Window to courtyard. Sliding double glazed door to courtyard. Door to courtyard.

## Loft Room 19'2" x 13'5" (5.84m x 4.09m)

Window to rear of building.

## Store Room 2 22'4" max x 14'2" max (6.81m max x 4.32m max)

Double glazed windows x 2 to side of property.

## Stairs from Inner Hallway to 1st Floor Landing

## Bedroom 15'6" incl bay x 11'8" (4.72m incl bay x 3.56m)

Double glazed bay window to front of property.

## Bedroom 12'8" x 11'7" (3.86m x 3.53m)

Built-in wardrobe. Double glazed window to front of property.

## Bedroom 12'11" x 7'10" (3.94m x 2.39m)

Double glazed window to rear of property.

## Bedroom 11'8" 8'8" (3.56m 2.64m)

Built-in wardrobe. Double glazed window.

## Shower Room 8'2" x 5' (2.49m x 1.52m)

Shower cubicle, WC and Basin

## Archway Connecting to Other Side

From landing to other side of house.

## Bedroom 15'3" incl bay x 12'6" (4.65m incl bay x 3.81m)

Built-in wardrobes x 2. Double glazed bay window to front of property.

## Bedroom 11'8" x 11'3" (3.56m x 3.43m)

Built-in wardrobes x 2. Double glazed window to rear.

## Bedroom 12'10" x 8'11" (3.91m x 2.72m)

Double glazed window to front.

## Bedroom "L Shaped" 11'6" max x 10'8" (3.51m max x 3.25m)

Built-in wardrobe. Double glazed window to rear.

## Bathroom 7'5" x 5'6" (2.26m x 1.68m)

Bath, WC and Basin.

## Stairs down to ground floor

## Inner Hallway

## Cloak Room

WC & Basin

## Lounge Diner "L Shaped" 26'6" max x 19'6" max (8.08m max x 5.94m max)

Works required. Double glazed windows x 3 to front of property. Sliding double glazed door to courtyard 2.

## Area for kitchen 14'2" x 9'5" (4.32m x 2.87m)

Works required. Currently stripped back to brickwork. Double glazed windows x 2 to courtyard 2.

## Outside Rear

Courtyards x 3. Outhouse for oil tank. Gate to laneway for rear access.

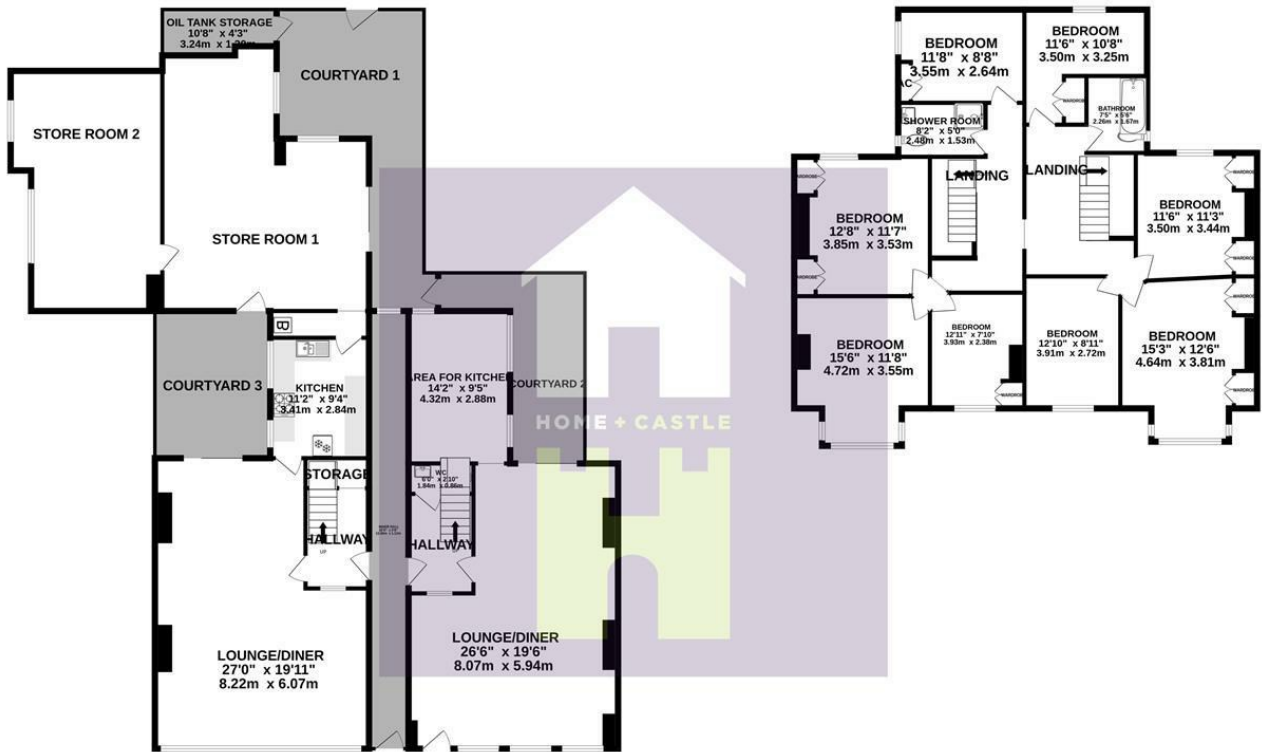
## Outside Front

Gate to large patio area spanning both sides.

# Floor Plan

GROUND FLOOR  
1963 sq.ft. (182.4 sq.m.) approx.

1ST FLOOR  
1338 sq.ft. (124.3 sq.m.) approx.

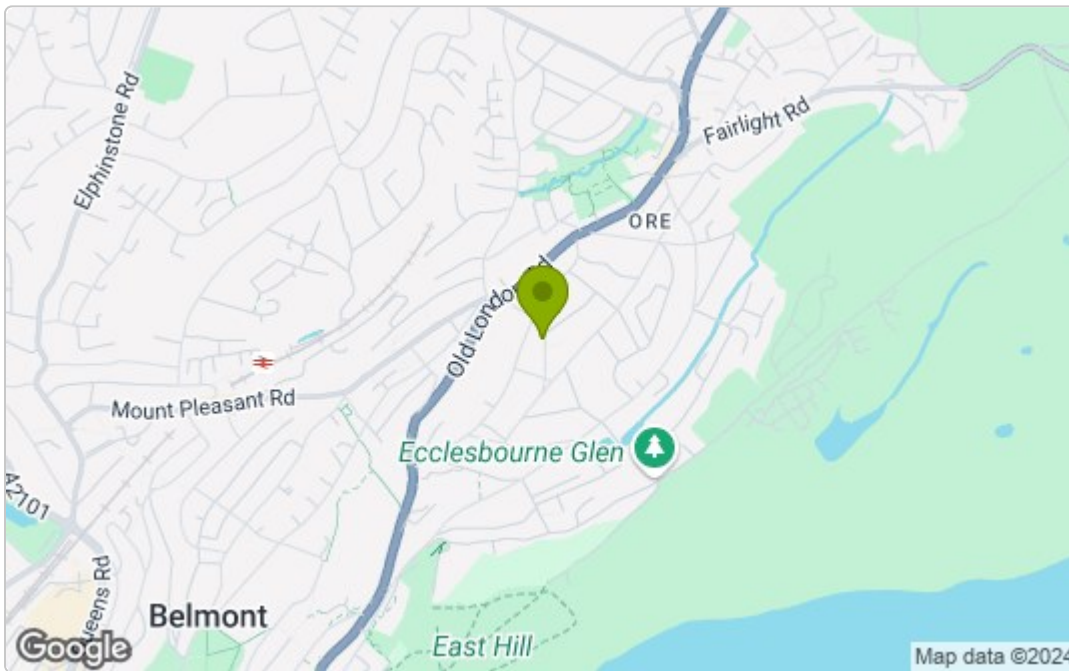


ORIGINALLY 2 SEPARATE PROPERTIES

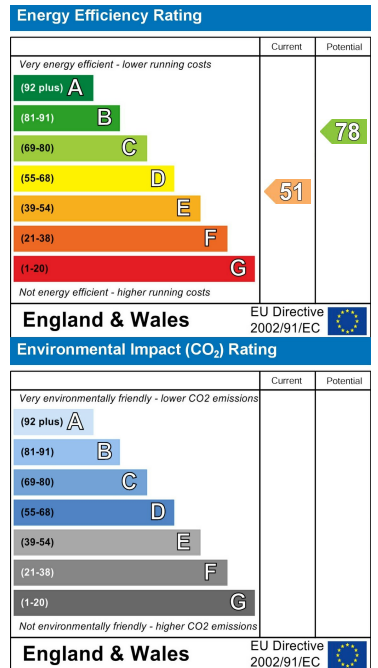
TOTAL FLOOR AREA: 3301 sq.ft. (306.7 sq.m.) approx.

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 ©2024

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.