



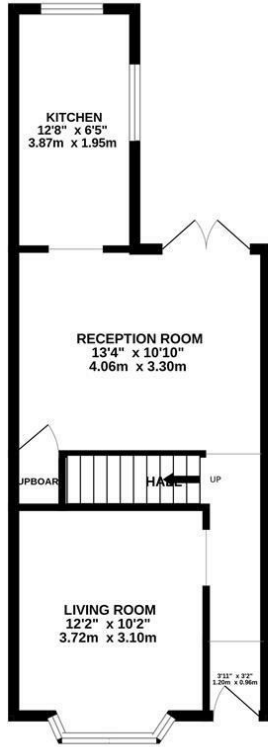
Harold Road, Hastings TN35 5NE

Offers in excess of £290,000

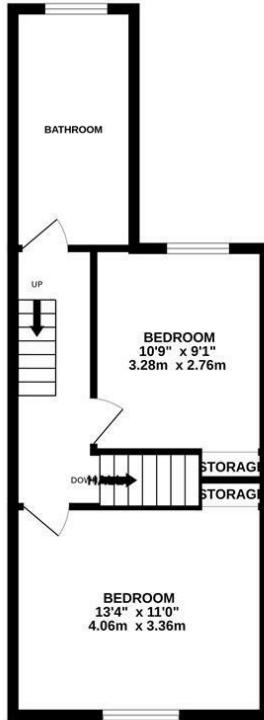


Well presented TWO BEDROOM Victorian house set in a favoured CLIVE VALE LOCATION with an attractive outlook towards Hastings Country Park. It's enviably located within walking distance of local shops at Ore Village, Hastings Old Town and the beach. The accommodation here spans THREE SPACIOUS STOREYS and enjoys a BRIGHT LIVING ROOM featuring a large, front facing bay window and a feature fireplace while the FITTED KITCHEN sits to the rear. The kitchen provides ample storage and is open to the SECOND RECEPTION ROOM where there is plenty of space for a full dining table and there are double doors leading out to the garden. The first floor houses two WELL PROPORTIONED DOUBLE BEDROOMS both benefitting from BUILT-IN STORAGE together with a STYLISH FAMILY BATHROOM where there is a bath and separate shower enclosure. There is also an ADDITIONAL LOFT ROOM which could make the perfect home office or occasional bedroom. The rear garden is a particular feature here, it offers a courtyard area off the reception room followed by a LEVEL OF LAWN where there is a RAISED DECKED SPACE providing the ideal spot to DINE

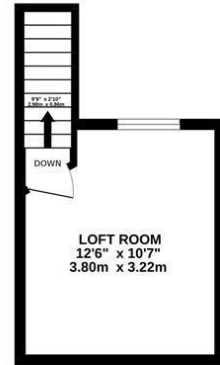
GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR
149 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 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.
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