



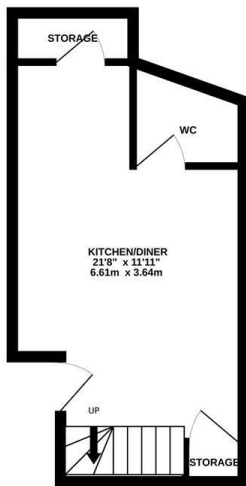
St. Marys Terrace, Hastings TN34 3LS

Offers in excess of £420,000

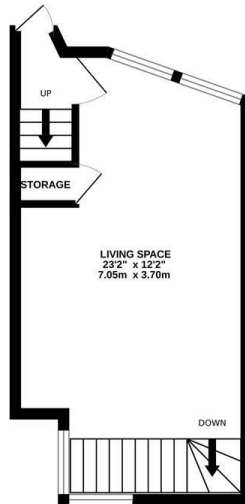


An exceptionally well presented two bedroom TERRACED TOWNHOUSE with sea views situated in an unrivalled location on the WEST HILL. Positioned just a short stroll from both the Old Town and Hastings Town centre, it's perfectly placed to enjoy LIFE BY THE SEA. Formerly 'The Angel Pub' and now forming one of four cottages, the accommodation here spans THREE WELL DESIGNED STOREYS offering a VERSATILE LAYOUT which is perfect for family life. The ground floor houses the spacious EAT-IN KITCHEN which is fitted with modern units providing ample storage space and there is plenty of room for a full dining table along with a handy DOWNSTAIRS CLOAKROOM. With engineered oak wood flooring and UNDERFLOOR HEATING flowing throughout, the BRIGHT LIVING ROOM sits on the first floor and enjoys a DUAL ASPECT, there is also rear access to Plynlimmon Road on this floor, while the two bedrooms span the upper floor. Both bedrooms benefit from EN-SUITE SHOWER ROOMS and the principal bedroom enjoys access out to the private FLAT ROOF which relishes a stunning front aspect with SEA VIEWS ACROSS THE TOWN. Being sold with NO ONWARD CHAIN and in a SOUGHT AFTER SETTING, this fantastic property is not to be missed.

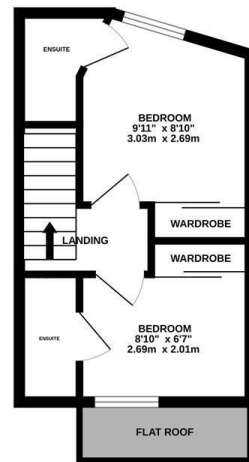
GROUND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



1ST FLOOR
259 sq.ft. (24.0 sq.m.) approx.



2ND FLOOR
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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