



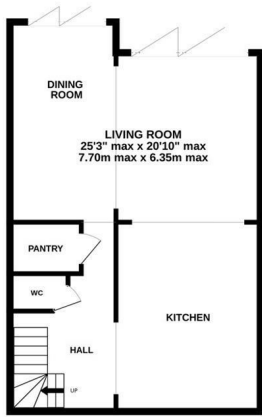
Wykeham Road, Hastings TN34 1UA

Offers in excess of £700,000

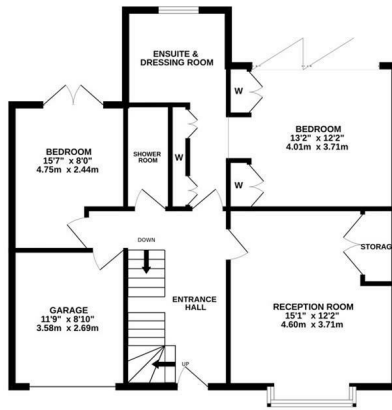


An impressive five bedroom, THREE STOREY FAMILY HOME situated in a sought after location ADJOINING LINTON GARDENS. It's enviably positioned within walking distance to the seafront, Alexandra Park and Hastings Town centre where there is a mainline railway station which benefits from connections to London. The accommodation has UNDERGONE SIGNIFICANT RESTORATION and is presented to an exceptional standard throughout enjoying FAR REACHING VIEWS towards the sea from the rear of the property. You enter in to a welcoming entrance hall on the ground floor which leads through to a BAY FRONTED RECEPTION ROOM, the principal bedroom features bi-folding doors opening to a decked terrace, it benefits from an EN-SUITE SHOWER ROOM and a dressing room with BESPOKE FITTED WARDROBES. There is also a second bedroom on this level together with a stylish shower room and access to the garage. The upper floor houses three additional double bedrooms along with a family bathroom and separate w/c while the OPEN PLAN LIVING SPACE spans the lower floor with two sets of bi-folding doors opening to the rear garden

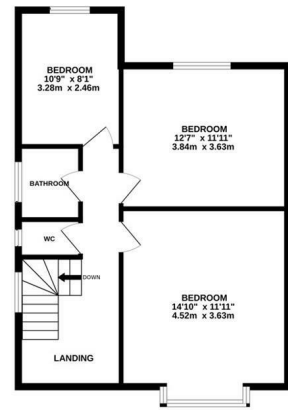
BASEMENT
628 sq.ft. (58.3 sq.m.) approx.



GROUND FLOOR
846 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 2103 sq.ft. (195.4 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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