



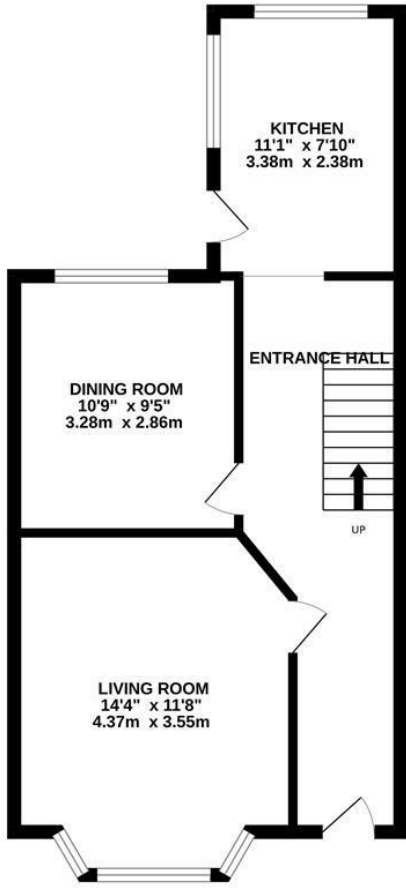
Mount Pleasant Road, Hastings TN34 3SR

Offers in excess of £280,000

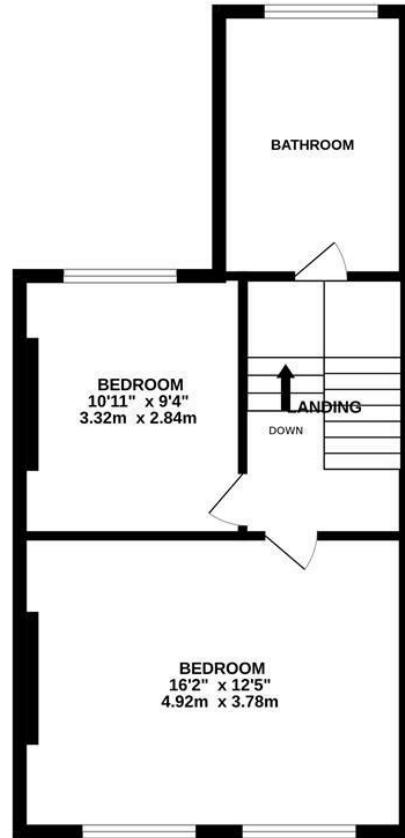


A charming two bedroom, two reception room VICTORIAN HOUSE located on the CUSP OF THE WEST HILL, enviably positioned within immediate walking distance of local shops, Ore railway station, the West Hill and Hastings Old Town. Hastings Town Centre, the beach and Alexandra Park are also within easy reach. The accommodation here spans two spacious storeys with the ground floor arranged as a bright, BAY FRONTED LIVING ROOM which enjoys an exposed brickwork FIREPLACE with an open fire, there is a separate dining room along with STYLISH FITTED KITCHEN which is positioned at the rear of the property benefiting from access out to the garden. On the first floor there are TWO GENEROUS DOUBLE BEDROOMS and a modern family bathroom where there is a FREESTANDING, ROLL TOP BATH and a fireplace encased in exposed brickwork. The rear garden offers an area of patio accessed off of the kitchen which provides the perfect spot to DINE AL-FRESCO followed by a raised level of lawn with a decking space. Situated in a CONVENIENT LOCATION this fantastic property would make the PERFECT FIRST TIME HOME and is not to be missed.

GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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