



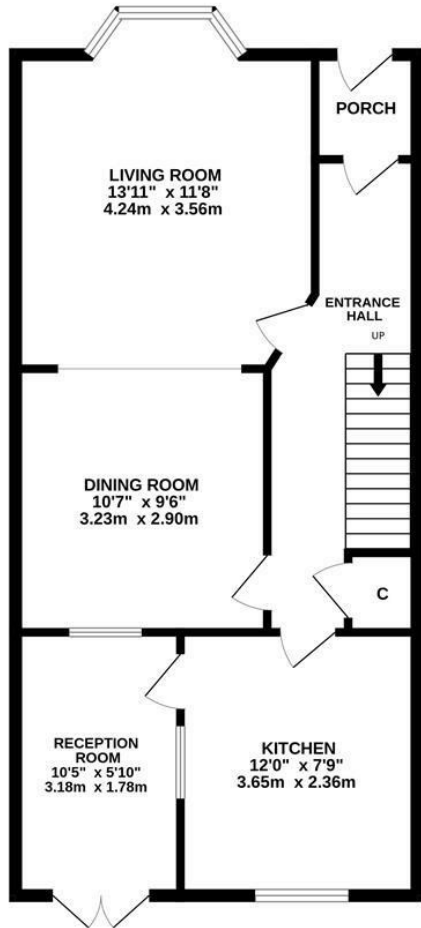
Alpine Road, Hastings TN34 3JP

Offers in excess of £400,000

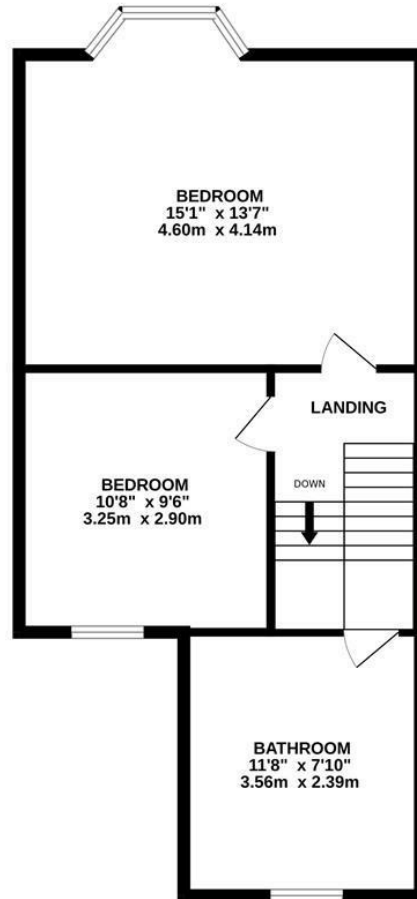


An exceptional two bedroom, THREE RECEPTION ROOM Victorian house located in a prime position on the West Hill. This fantastic property is positioned just a short stroll from a local shop, Hastings Old Town and Hastings Town centre which offers shopping and leisure facilities along with a mainline railway station with connections to London. Having UNDERGONE TOTAL RESTORATION the accommodation here is immaculately presented throughout yet retains a WEALTH OF ORIGINAL FEATURES, you enter on the ground floor where exposed wooden floorboards flow throughout the hallway and main living spaces. The BAY FRONTED LIVING ROOM enjoys a sunny front aspect, built-in alcove storage and a wood burning stove, it's open to the dining room while the kitchen is positioned at the rear of the property along with a large reception room which benefits from double doors opening to the rear garden. On the first floor there are TWO GENEROUS DOUBLE BEDROOMS together with a LARGE FAMILY BATHROOM where there is a walk-in shower enclosure and freestanding, orange roll top bath. Externally the LANDSCAPED REAR GARDEN, one of the largest in the road, offers an area of patio which provides an idyllic spot to dine al-fresco with a few stairs leading to a level expanse of artificial lawn which provides a versatile and family friendly space. Being sold with NO ONWARD CHAIN this impressive property is not to be missed.

GROUND FLOOR
710 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1330 sq.ft. (123.5 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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