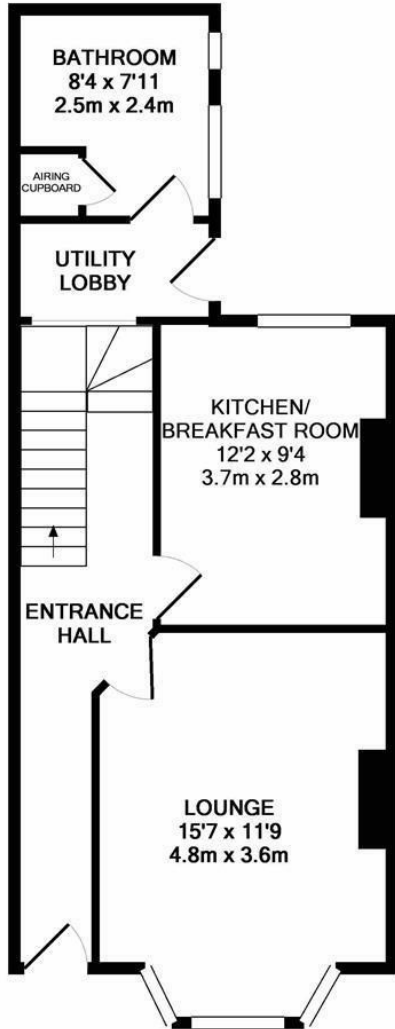


St. Marys Road, Hastings TN34 3LN

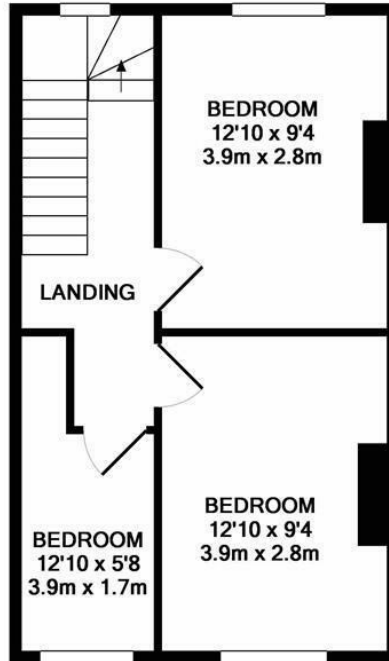
Offers in excess of £300,000



A well presented THREE BEDROOM terraced family home situated on the cusp of the WEST HILL. Located just a short stroll from both the Old Town and Hastings Town centre, it's perfectly placed to enjoy LIFE BY THE SEA and within walking distance to Alexandra Park, a range of local shops and Ore railway station. Spanning two storeys the accommodation here is arranged as a bright, BAY FRONTED LIVING ROOM while the MODERN FITTED KITCHEN is positioned at the rear of the property providing ample storage and plenty of room for a dining table. There is an additional UTILITY ROOM with access to the garden and a family bathroom on this floor which enjoys a FREESTANDING CLAW FOOT BATH TUB and a separate shower enclosure. The first floor houses three bedrooms, two of which are generous double rooms and there is access to the loft which is boarded and offers ADDITIONAL STORAGE SPACE. The garden is perfectly designed for LOW MAINTENANCE with a raised area of patio space and access to a storage cupboard. Set in a CONVENIENT LOCATION, this fantastic property would make the perfect family home and is not to be missed.



GROUND FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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