



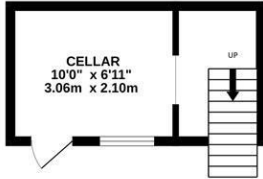
## Old London Road, Hastings TN35 5BB

Offers in excess of £270,000



A spacious three bedroom VICTORIAN TERRACED HOUSE situated in a favoured CLIVE VALE LOCATION, just a short stroll from the shopping facilities at Ore Village, Hastings historic Old Town and the sea front. The accommodation here spans TWO STOREYS featuring an ADDITIONAL CELLAR SPACE and a WEALTH OF ORIGINAL FEATURES THROUGHOUT including high ceilings and bay windows. The ground floor is arranged as a bright, BAY FRONTED LIVING ROOM which is open to the DINING ROOM creating the ideal sociable setting. The FITTED KITCHEN/BREAKFAST ROOM is positioned at the rear of the property providing ample storage space along with a DOWNSTAIRS CLOAKROOM and access to the garden. The first floor houses three bedrooms, two of which are generous double rooms together with a bathroom where there is a bath with shower and screen over. The rear garden is a particular feature here, there is an area of patio providing the perfect spot to DINE AL-FRESCO followed by a generous expanse of lawn with a handy storage shed. Set in a convenient location this fantastic property would make the PERFECT FAMILY HOME and is not to be missed. It should be noted that the vendor is selling the property CHAIN FREE.

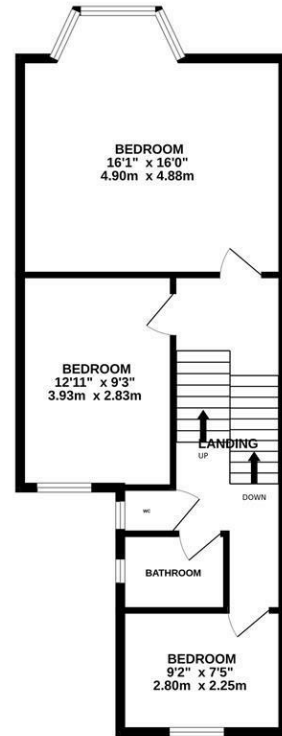
LOWER GROUND FLOOR  
124 sq.ft. (11.6 sq.m.) approx.



GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



2ND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1280 sq.ft. (118.9 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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