



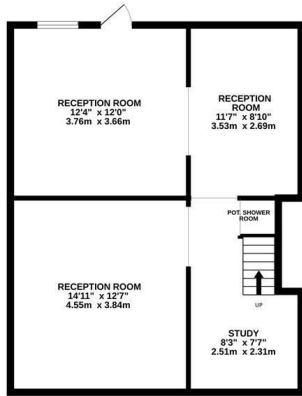
## Wykeham Road, Hastings TN34 1UA

£725,000

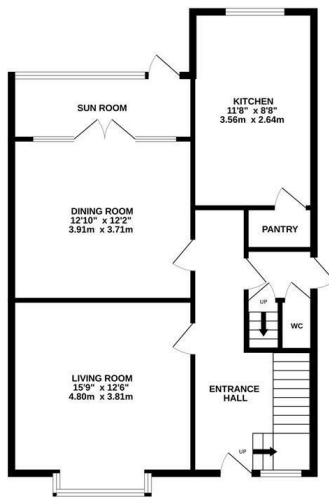


An authentic 1930's semi detached house with sea views situated in a QUIET, TREE LINED ROAD within walking distance to Hastings Town centre, the seafront and Alexandra Park. Hastings mainline railway station is also just a short walk away though Linton Gardens and offers connections to London stations in just over 1 hour and 20 minutes. Spanning three storeys the VERSATILE ACCOMMODATION offers generous proportions and a WEALTH OF ORIGINAL FEATURES, you enter in to a welcoming, galleried entrance hall with a VAULTED CEILING which gives access to the bay fronted living room and SEPARATE DINING ROOM, both of which enjoy original fireplaces. There is a separate kitchen fitted with some original kitchen units painted in a sunny yellow, there is also a BUILT-IN PANTRY and space for a breakfast table. The lower floor provides additional accommodation which could be self-contained and used for dual accommodation, it is arranged as a reception space and two rooms which could be used as additional bedrooms, one benefitting from access out to the garden. There is also a potential shower room which benefits from a hot and cold

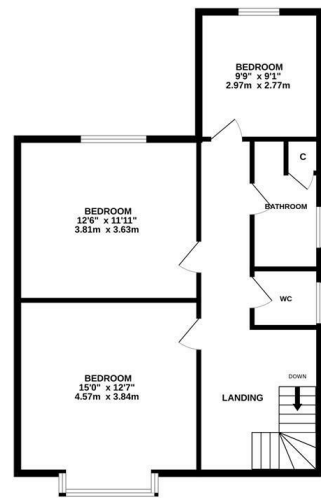
BASEMENT  
676 sq.ft. (62.8 sq.m.) approx.



GROUND FLOOR  
838 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 2278 sq.ft. (211.6 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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