

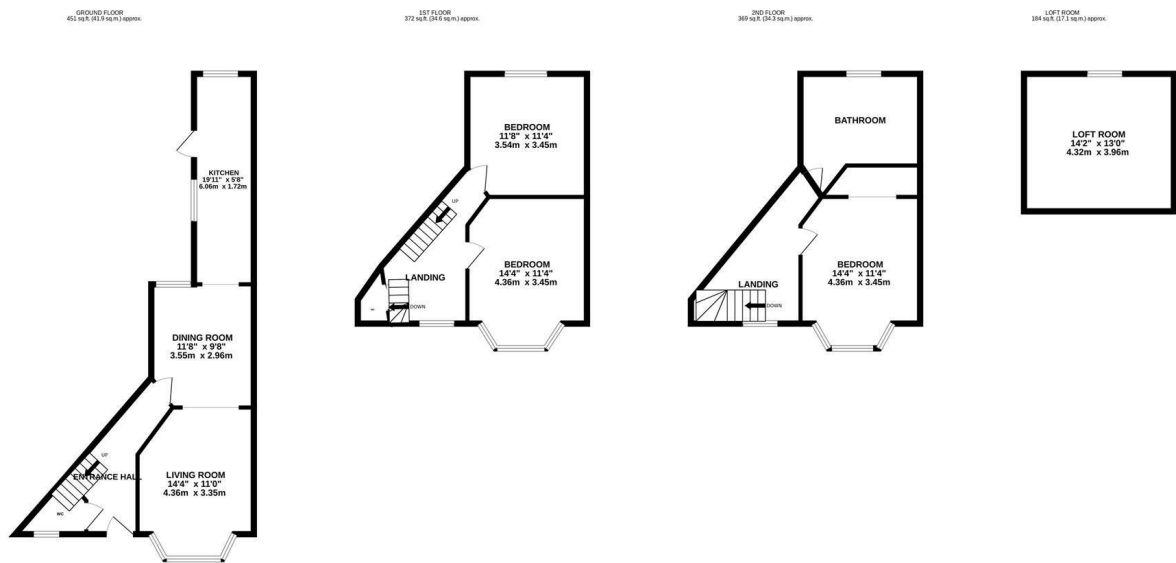


## St. Andrews Square, Hastings TN34 1SP

Offers in excess of £425,000



A beautifully presented three bedroom, THREE STOREY VICTORIAN HOUSE occupying a central location in Hastings Town centre, just a short stroll from Alexandra Park, the seafront and the mainline railway station. Having been PAINSTAKINGLY RESTORED the accommodation is presented to an immaculate standard throughout, you enter in to a WELCOMING ENTRANCE HALL with a downstairs w/c and stairs rising to the upper floors. The BAY FRONTED LIVING ROOM enjoys a feature fireplace and large bay window, flowing through to the dining room to create a bright, dual aspect space while the kitchen is positioned at the rear of the property benefitting from access out to the rear garden. On the first floor there are two double bedrooms and the top floor houses a third double bedroom with a built-in window seat and a LUXURIOUS FAMILY BATHROOM with a freestanding bath and a walk-in shower enclosure. Externally the LOW MAINTENANCE REAR GARDEN provides the perfect spot to dine al-fresco.



**TOTAL FLOOR AREA: 1377 sq.ft. (127.9 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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