



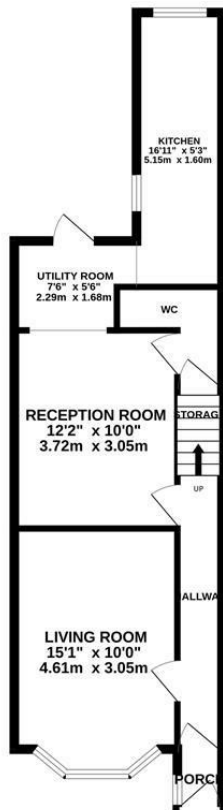
Calvert Road, Hastings TN34 3NG

Offers in excess of £350,000



A spacious three bedroom, two reception room TERRACED FAMILY HOME positioned in a SOUGHT AFTER LOCATION ON THE WEST HILL. It's enviably placed within walking distance of a local shop, the West Hill, Ore railway station and Hastings Town centre with the beach and a second mainline railway station. Spanning THREE STOREYS the accommodation here is arranged as a BAY FRONTED LIVING ROOM which enjoys a front aspect, there is a SECOND RECEPTION ROOM which leads through to the MODERN FITTED KITCHEN and utility room where there is ample storage and worktop space. There is also a handy DOWNSTAIRS CLOAKROOM. The THREE DOUBLE BEDROOMS span the two upper floors together with a family bathroom where there is a bath and separate shower enclosure. The bedroom on the upper floor also benefits from an EN-SUITE SHOWER ROOM. The low maintenance rear garden offers a generous patio space perfect for entertaining or dining al-fresco. Being sold with NO ONWARD CHAIN this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



2ND FLOOR
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 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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