



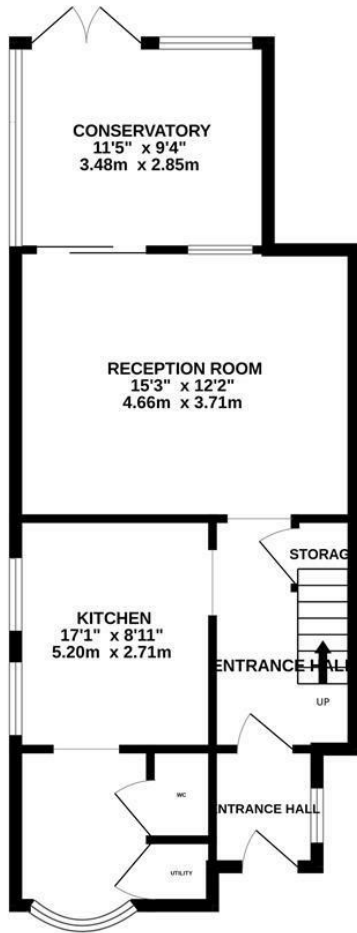
School Road, Hastings TN35 5BQ

Offers in excess of £325,000

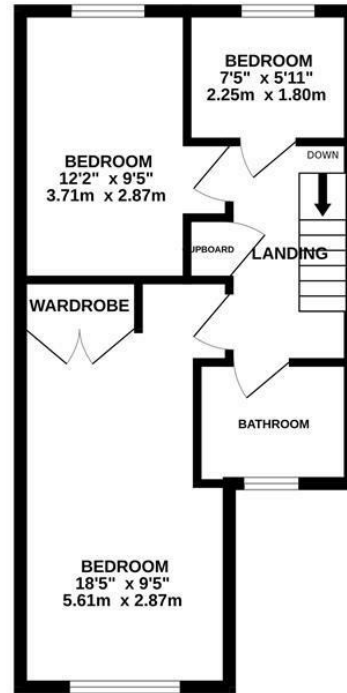


A spacious THREE BEDROOM FAMILY HOME with a garage located in a convenient position within easy walking distance of local shops at Ore Village and good transport links including Ore railway station. Hastings Old Town is also within easy reach offering additional shopping and leisure facilities along with access to the beach. The accommodation is arranged as a WELL PROPORTIONED LIVING AND DINING ROOM which measures 15'3 x 12'2 with access out to the CONSERVATORY for additional reception space. There is a separate kitchen fitted with modern units housing integrated appliances along with a DOWNSTAIRS CLOAKROOM and utility cupboard. On the first floor there are three bedrooms, the principal bedroom measures an impressive 18'5 x 9'5 and there is a family bathroom with a bath and shower over. Externally the REAR GARDEN IS A PARTICULAR FEATURE here, it has been landscaped to provide a raised patio area perfect for DINING AL-FRESCO leading to a handy storage shed and a GARDEN STUDIO/BAR with power which would make the ideal spot to entertain or work from home. To the front of the property there is a garage en-bloc providing parking for one vehicle.

GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 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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