



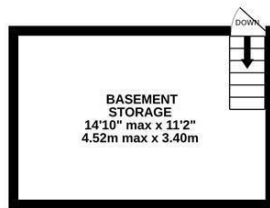
## St. James Road, Hastings TN34 3LH

Offers in excess of £450,000



A newly refurbished THREE BEDROOM Victorian house situated in an enviable location, ALMOST ADJACENT TO ALEXANDRA PARK, within walking distance to the beach and Hastings Town centre which offers shopping and leisure facilities, restaurants and a mainline railway stations with connections to London. The EXTENDED accommodation here is arranged as a bright, BAY FRONTED LIVING ROOM on the ground floor while the OPEN PLAN KITCHEN AND DINING ROOM spans the rear of the property measuring an impressive 20'5 x 14'2 and enjoying double doors leading to the rear garden. The kitchen is fitted with HIGH GLOSS UNITS housing integrated appliances, including a fridge/freezer, dishwasher, hob, oven and washing machine. It also benefits from a CENTRAL ISLAND/BREAKFAST BAR with striking marble style flooring throughout. The third bedroom can also be found on this floor which could be used as an additional reception room. On the first floor there are TWO DOUBLE BEDROOMS together with a STYLISH FAMILY BATHROOM where there is a freestanding bath, featuring gold fixtures and fittings. There is also a BASEMENT LEVEL with a concrete floor which provides useful storage space. Being sold with NO ONWARD CHAIN, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

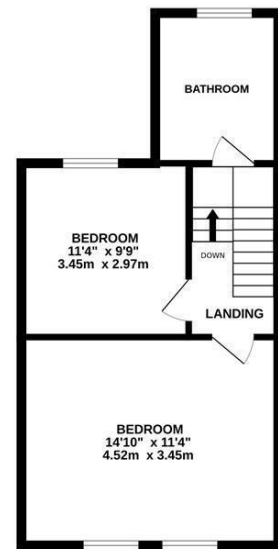
**BASEMENT**  
161 sq.ft. (14.9 sq.m.) approx.



**GROUND FLOOR**  
591 sq.ft. (54.9 sq.m.) approx.



**1ST FLOOR**  
420 sq.ft. (39.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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