



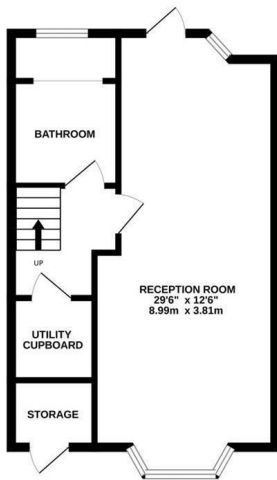
## St. Thomass Road, Hastings TN34 3LD

Offers in excess of £390,000

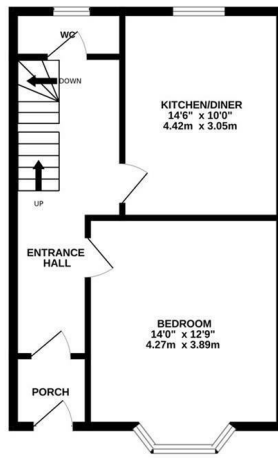


A well-presented two/three bedroom VICTORIAN TERRACED HOUSE with FAR REACHING SEA VIEWS occupying an enviable position on the West Hill. It's ideally placed within walking distance of a local shop, Ore Railway station and equidistant to Hastings Old Town and Hastings Town centre offering shopping and leisure facilities, access to the seafront and a mainline railway station with connections to London. Spanning THREE SPACIOUS STOREYS, the accommodation here is arranged as a bright, DUAL ASPECT LIVING SPACE on the lower floor with a door leading to the elevated patio deck – perfect for AL FRESCO DINING, and rear garden with artificial grass below, a bathroom boasting bath and double walk-in shower and a utility cupboard. The FITTED KITCHEN/BREAKFAST ROOM is positioned on the ground floor providing ample storage and worktop space. There is also a cloakroom and a SECOND RECEPTION ROOM on this floor, which could be used as a third bedroom. The first floor comprises two WELL PROPORTIONED DOUBLE BEDROOMS with the principal bedroom benefitting from BUILT-IN WARDROBES. The sea views from the rear of the property are a particular feature, along with plantation shutters and a large basement for additional storage. Being sold with NO ONWARD CHAIN. This fantastic property would suit people who enjoy space to entertain in style or those looking for an IDEAL FAMILY HOME.

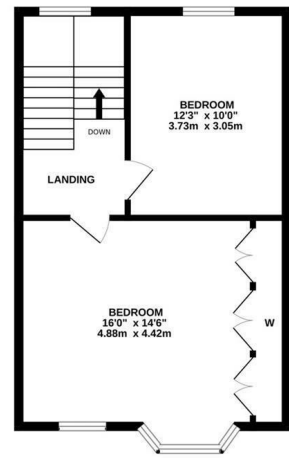
BASEMENT  
446 sq.ft. (41.4 sq.m.) approx.



GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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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