



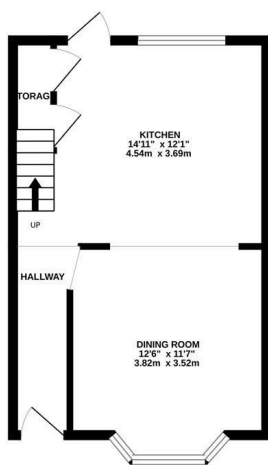
## Manor Road, Hastings TN34 3LP

Offers in excess of £325,000

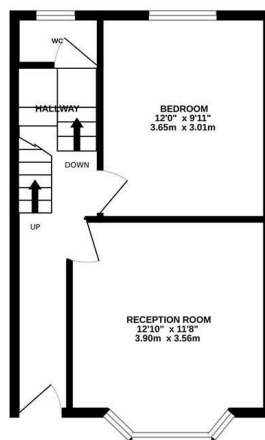


A simply stunning three/four bedroom TERRACED VICTORIAN HOUSE situated in a sought after location on the cusp of the WEST HILL, just a short stroll from both the Old Town and Hastings Town centre it's perfectly placed to enjoy LIFE BY THE COAST. One railway station is also close by. Having been TASTEFULLY REFURBISHED THROUGHOUT, the accommodation here spans THREE SPACIOUS STOREYS with the lower floor arranged as a bright OPEN PLAN KITCHEN AND DINING ROOM offering the perfect sociable setting. The kitchen is FITTED WITH CONTEMPORARY UNITS housing ample storage, worktop space and there is a handy utility cupboard. The ground floor offers a BAY FRONTED LIVING ROOM which could also be used as a fourth bedroom if needed together with a w/c on the half landing and one double bedroom. The further two bedrooms are housed on the upper floor along with a STYLISH FAMILY BATHROOM where there is a bath with shower and screen over. Externally, the rear garden provides the perfect spot to DINE AL-FRESCO with a raised area of patio off of the kitchen leading down to a further level seating area. Being sold with NO ONWARD CHAIN, this fantastic property would make the PERFECT FAMILY HOME and is not one to be missed.

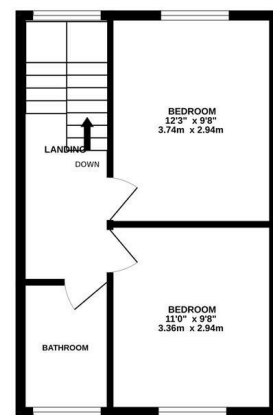
LOWER GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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