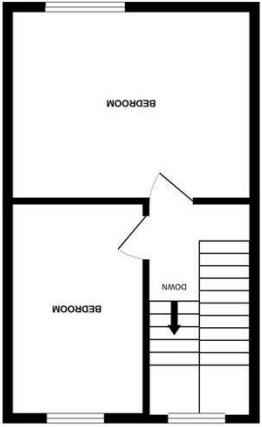
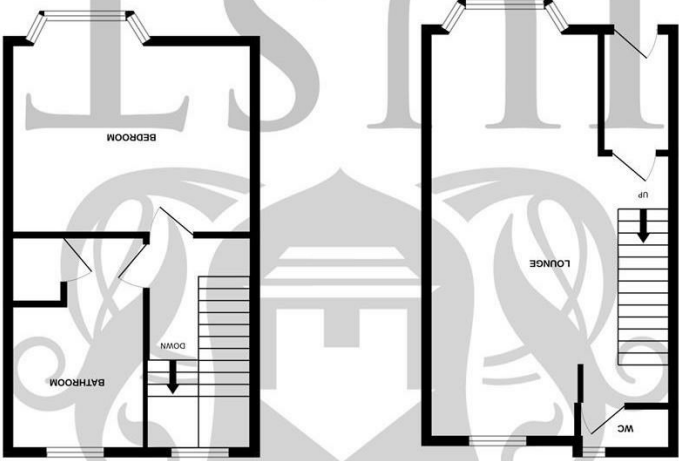




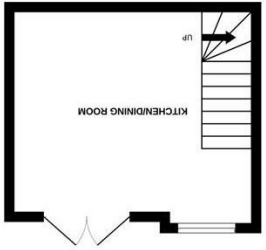
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	A
	(92 plus)	
	Very energy efficient	B
	(81-91)	
	Good	C
	(69-80)	
	Fair	D
	Below average	E
	(55-68)	
	Poor	F
	(21-54)	
	Very poor	G
	(1-20)	
Not energy efficient - higher running costs		
Current	70	
Potential	85	



SECOND FLOOR



FIRST FLOOR



GARDEN FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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FLOORPLANS

3 St. Thomass Road, Hastings, TN34 3LG

www.justproperty.net



3 St. Thomass Road, Hastings, TN34 3LG

3 Bedrooms 1 Receptions 1 Bathrooms 1420.84 sq ft

Freehold

£375,000





Freehold

£375,000



3 Bedrooms



1 Receptions



1 Bathrooms



1420.84 sq ft

PROPERTY DETAILS

A beautifully presented and spacious three-bedroom period townhouse, ideally situated in the highly sought-after West Hill area of Hastings.

This charming four-storey home is perfectly positioned within walking distance of the open green spaces atop West Hill, the vibrant and historic Old Town—renowned for its independent cafés, boutiques, galleries, and restaurants—as well as the stunning Hastings seafront and beaches.

The accommodation is arranged over four floors and showcases many original period features, along with a delightful wood-burning stove in the dual-aspect living area and oak flooring throughout much of the home. On the garden level, you'll find a bespoke handmade Neptune kitchen with elegant stone flooring and French doors opening directly onto the rear garden, creating a seamless flow between indoor and outdoor living.

The property offers three generous double bedrooms, along with a stylish family bathroom complete with a separate shower and WC. Additional benefits include gas-fired central heating and UPVC double glazing to the rear of the property, ensuring comfort and energy efficiency.

Located close to Hastings Country Park, a range of well-regarded schools, and local convenience stores, this is an ideal home for families, couples, or anyone seeking a character-filled residence in a desirable location.

Viewing is highly recommended via the vendors' chosen sole agents, Just Property, to fully appreciate the space, charm, and setting of this chain-free home.



ROOM DIMENSIONS

Front Door	Bedroom
Porch	13'10" x 11'0" (4.24 x 3.37)
Hallway	Bedroom
Family Lounge	12'0" x 8'5" (3.68 x 2.58)
27'1" x 13'11" max (8.27 x 4.26 max)	Front Garden
WC	Rear Garden
Stairs Down To	Rear Access
Kitchen / Dining Room	
14'2" x 11'10" (4.33 x 3.63)	
Stairs Up To First Floor Landing	
Bath / Shower Room	
12'0" x 8'5" (3.68 x 2.58)	
Bedroom	
14'0" x 13'10" (4.29 x 4.24)	
Stairs Up To Second Floor Balcony	

FEATURES

- CHAIN FREE
- Three Double Bedrooms
- Great Family Bath / Shower Room
- Popular West Hill Area of Hastings
- Four Storey Period Townhouse
- Some Original Features
- Solid Oak Flooring
- Hand Made Kitchen From Neptune
- Wood Burning Stove
- Nice Rear Garden

