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North Terrace, Hastings, TN34 3NR  
£1,200 Per Calendar Month



# Oliver & Bailey

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**Entrance hallway**

**Cloakroom**

**Kitchen with dining area**  
13'3" x 14'5" (4.06m x 4.41m)

**Balcony**

**Stairs down leading to**

**Living room**  
12'11" x 14'7" (3.94m x 4.45m)

**Stairs up lead to landing**

**Bedroom One**  
14'6" x 8'4" (4.42m x 2.55)

**Bedroom Two**  
10'1" x 7'8" (3.09m x 2.34m)

**Bedroom Three**  
6'9" x 6'0" (2.06m x 1.84m)

**Garden**

**Furnished Options: Unfurnished**

**Council Tax Band: C**

**Available Date: 19th April 2024**

# Oliver & Bailey

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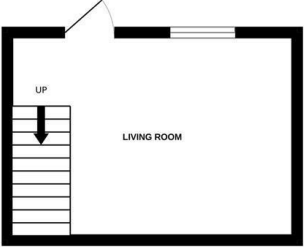


**WELL PRESENTED MODERN HOUSE OVER THREE FLOORS...** Call Acacia or Ellie at Oliver & Bailey to view this neutrally decorated three bedroom mid terrace house.

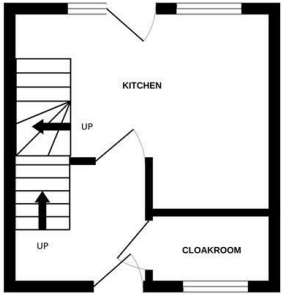
Located on the outskirts of Hastings Old Town and is walking distance to Local Amenities and bus routes to Hastings Town Centre. Arranged over three floors the accommodation comprises, ground floor cloakroom and modern fitted kitchen with open plan dining area with access to a balcony. Stairs to the lower ground floor take you to a good sized living room with access to a garden. On the first floor there are three good sized bedrooms and bathroom with shower over bath. Further benefits to the property are gas central heating, double glazing and off road parking for one car.

# FLOORPLAN

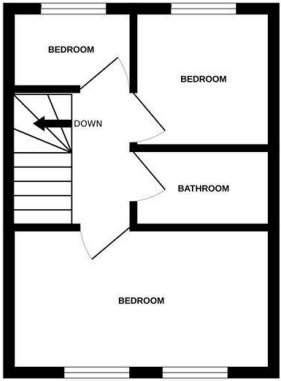
BASEMENT



GROUND FLOOR

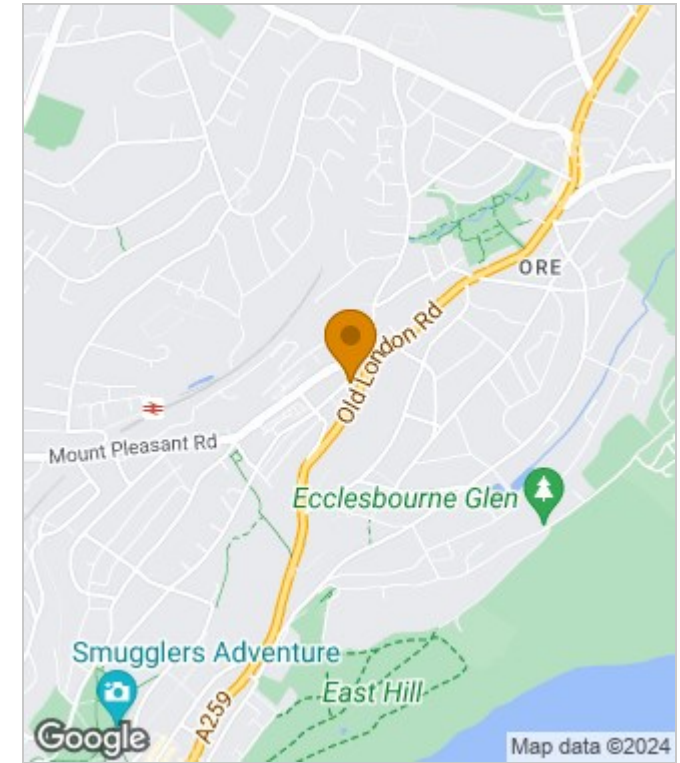


1ST FLOOR



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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# AREA MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>81</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.