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Emmanuel Road, Hastings, TN34 3LB
£1,395 Per Calendar Month



Oliver & Bailey

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Hallway

Utility Room

8'0" x 6'5" (2.46m x 1.96m)

Sun Room

8'2" x 8'0" (2.49m x 2.46m)

Cloakroom

4'7" x 4'9" (1.42m x 1.45m)

Frist floor landing

Living room

14'0" x 10'9" (4.27m x 3.28m)

Kitchen / diner

16'6" x 8'0" (5.03m x 2.44m)

Bathroom

8'0" x 6'5" (2.46m x 1.96m)

Second floor landing

Bedroom

14'0" x 10'9" (4.27m x 3.28m)

Bedroom

16'6" x 7'4" (5.03m x 2.26m)

Bedroom

8'2" x 7'1" (2.49m x 2.18m)

Rear garden

Driveway and garage.



Furnished Options: Unfurnished

Council Tax Band: B

Available Date: 2nd April 2024

**Oliver
& Bailey**

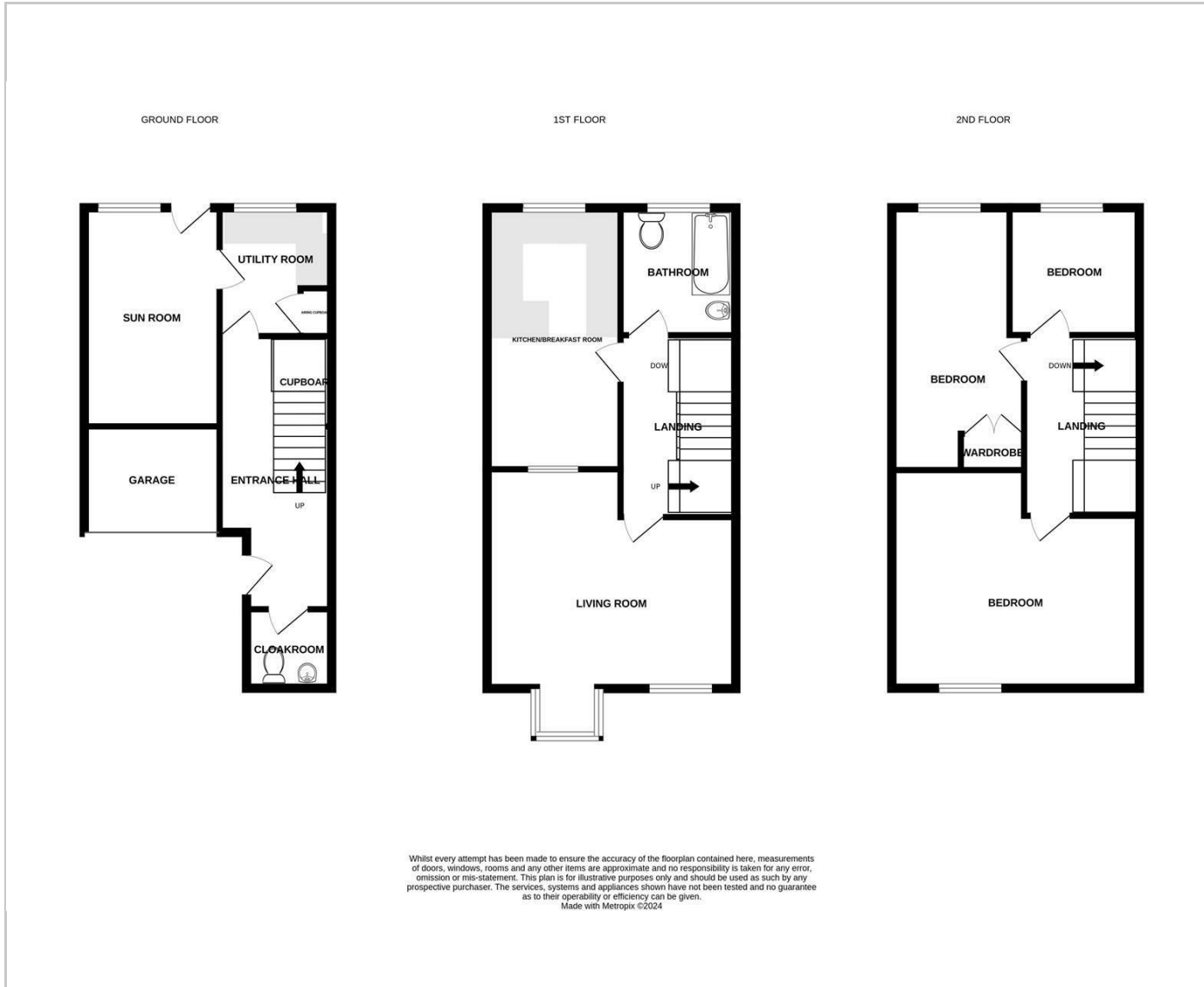
POPULAR LOCATION AND OFF ROAD PARKING... Call Acacia or Ellie at Oliver & Bailey to view this well presented three bedroom town house.

Located in the highly sought after West Hill area of Hastings, the property is a short distance to Hastings Old Town. Hastings Old Town is a picturesque jumble of weather-boarded cottages, mossy-roofed townhouses and narrow 'twittens' (passageways), located only moments away from eateries, restaurants, cafes and the sea front promenade.

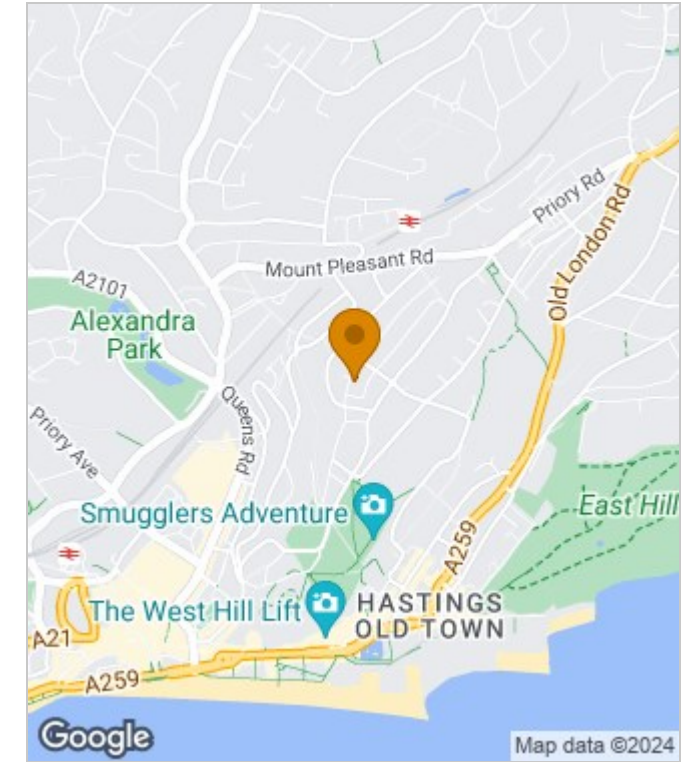
The property boasts spacious accommodation throughout. Comprising, cloakroom, utility room and sun room to the ground floor. On the first floor there is a large living room, kitchen with dining area and bathroom with shower over bath. On the second floor there are three good sized bedrooms.

Externally the property offers, a good sized rear garden, off road parking and garage. Further benefits to the property are gas central heating, double glazing.

FLOORPLAN



AREA MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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