











Oliver & Bailey

01424 834000 | 01424 533 555

Info@oliverbaileylettings.co.uk www.oliverbaileylettings.co.uk

Hallway

Living room 16'4" x 13'10" (4.99m x 4.24m)

Kitchen 9'10" x 17'5" (3.00m x 5.31m)

Bedroom One 11'4" x 8'7" (3.47m x 2.63m)

Bedroom Two 13'9" x 8'9" (4.21m x 2.67m)

Bathroom 11'0" x 4'7" (3.37m x 1.40m)

Toilet 3'5" x 5'5" (1.06m x 1.66m)

Furnished Options: Furnished/unfurnished

Council Tax Band: B

Available Date: 4th October 2024

Oliver 8 Bailey



SPECTACULAR VIEWS & WELL PRESENTED THROUGHOUT... Call Acacia or Ellie at Oliver & Bailey to view this well presented two bedroom Victorian style house located in the ever popular Westhill area of Hastings.

The West Hill offers some of the town's most remarkable panoramic views, stretching round to Beachy Head in the west and out across the Channel. The property is within walking distance, Hastings train station, giving direct train links to London Victoria, Brighton and Ashford.

The spacious accommodation is arranged over two floors and comprises, entrance hallway, two good size bedrooms and bathroom to the ground floor. On the first floor there is modern fitted kitchen, separate cloakroom and living room to the front of the property enjoying spectacular views across Hastings to the English Channel. Additional benefits are gas central heating and private garden to the rear.

FLOORPLAN AREA MAP Mount Pleasant Rd A2101 Alexandra Park Smugglers Adventure HASTINGS OLD TOWN The West Hill Lift (2) Google Map data @2024 **Energy Efficiency Rating** (92 plus) 🔼 85 52 Not energy efficient - higher running costs **England & Wales** England & Wales

Old Kondon Rd

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