











## Oliver 8 Bailey

01424 834000 | 01424 533 555

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

## **Entrance Hallway**

**Living Room** 12'2" x 10'9" (3.71m x 3.3m)

**Dining Room** 14'2" x 10'9" (4.32m x 3.3m)

**Kitchen** 8'2" x 6'9" (2.49m x 2.08m)

First floor landing

Bedroom One 14'2" x 10'4" (4.34m x 3.15m)

**Bedroom Two** 10'7" x 8'2" (3.23m x 2.49m)

**Bathroom** 7'5" x 4'7" (2.28m x 1.42m)

Garden

Storage Room

Furnished Options: Unfurnished

Council Tax Band: B

Available Date: 15th February 2025

## Oliver & Bailey



WELL PRESENTED, TWO BEDROOM HOUSE... Call Georgia or Robyn at Oliver & Bailey to view this impressive and beautifully presented two bedroom victorian terraced house. Located in the favoured Clive Vale area of Hastings within immediate walking distance of local schools, bus services as well as the East Hill, Country Park and the historic Old Town with its shops, restaurants and seafront. Hastings Town Centre has comprehensive shopping & leisure facilities as well as the mainline railway station connecting to London.

The property has been lovingly restored and its accommodation is arranged over two floors to include a cosy living room with feature fireplace, separate dining room, modern fitted kitchen with integrated hob and oven.

Stairs lead to the first floor bathroom which comprises a modern fitted bathroom with shower over bath and there are two good sized bedrooms.

Further benefits to the property are gas central heating, double glazing, private garden and a storage/garage to the end of the garden.

FLOORPLAN AREA MAP



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