

221 Old London Road, Hastings, TN35 5LU

A BEAUTIFUL 1930's THREE BEDROOM, TWO RECEPTION ROOM BAY FRONTED SEMI DETACHED HOUSE OCCUPYING A LARGE PLOT IN THE FAVOURED CLIVE VALE AREA OF HASTINGS CLOSE TO LOCAL AMENITIES, SCHOOLS AND HASTINGS COUNTRY PARK AS WELL AS OUR HISTORIC OLD TOWN, THE TOWN CENTRE, RAILWAY STATION & THE BEACH.

The property is full of charm and character with accommodation to include a bay fronted living room, an attractive separate dining room with French doors leading to and overlooking the rear gardens and there is a 15'10 x 7'10 fitted kitchen with built-in appliances. To the first floor there are two double bedrooms with a bay window to the front bedroom and fitted wardrobes to the rear bedroom which also overlooks the rear gardens. In addition, there is a third bedroom 8'0 x 6'0 third bedroom which could be used as a study and a modern family bathroom/w.c. with overbath shower.

The 100ft rear gardens are a particular feature with a patio area adjoining the dining room and the main lawned garden is level with a tucked away alfresco area to the rear which has a timber pergola and is surrounded by natural flowers and shrubs. The gardens also back onto private allotments and are timber fence enclosed providing privacy and seclusion. Further benefits include gas fired central heating, exposed wooden flooring, double glazing and viewing is encouraged to appreciate this wonderful family home.

Price £365,000

221 Old London Road, Hastings, TN35 5LU



- Beautiful 1930's Semi Detached House
- Popular Clive Vale Area
- Modern Family Bathroom/W.C
- 3 Bedrooms, 2 Reception Rooms
- Attractive 100ft Rear Gardens
- Double Glazing & Gas Central Heating
- Kitchen with Built-in Appliances
- Close To Old Town & Seafront
- Viewing Considered Essential

Covered Entrance

Entrance Hallway

Living Room

13'6 into bay x 11'10 (4.11m into bay x 3.61m)

Dining Room

11'10 x 11'10 (3.61m x 3.61m)

Kitchen

15'10 x 7'10 (4.83m x 2.39m)

First Floor Landing

Bedroom One

14'0 into bay x 11'10 (4.27m into bay x 3.61m)

Bedroom Two

11'10 x 11'10 (3.61m x 3.61m)

Bedroom Three

8'0 x 6'0 (2.44m x 1.83m)

Family Bathroom/W.C

6'4 x 6'0 (1.93m x 1.83m)

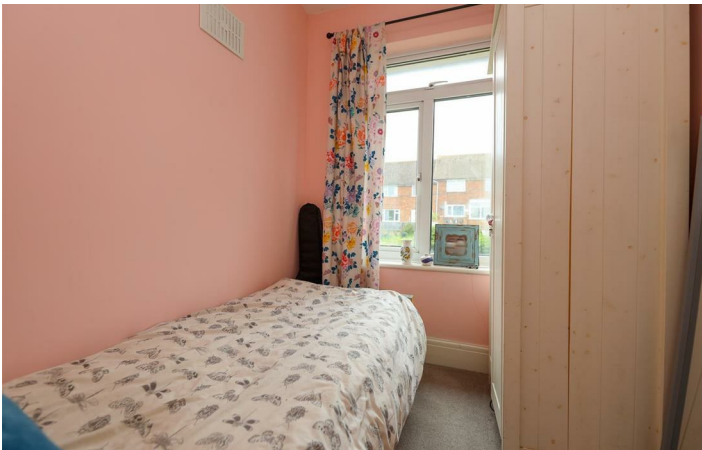
Outside

Front Garden

Rear Garden

100'0 (30.48m)





Floor Plan

GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 sq.m.) approx.
 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	