

## 133 St. Georges Road, Hastings, TN34 3NF

A WONDERFUL TWO BEDROOM BAY FRONTED VICTORIAN HOME, HAVING BEEN WELL MAINTAINED AND LOOKED AFTER BY THE OWNERS OF OVER 30 YEARS. THE HOUSE IS IDEALLY SITUATED CLOSE TO LOCAL AMENITIES, ORE TRAIN STATION, ALEXANDRA PARK AND LOCAL SCHOOLS. THE WEST HILL & TOWN CENTRE ARE WITHIN APPROXIMATELY ONE MILE WITH ITS VARIOUS SHOPPING, RESTAURANTS & LEISURE FACILITIES AS WELL AS HASTINGS HISTORIC OLD TOWN, SEAFRONT & BEACH.

There is comfortable living accommodation being arranged over two floors to include a downstairs cloakroom/w.c., a bay fronted living room with fireplace, an adjoining dining room and an 11'7 x 6'9 dual aspect kitchen which overlooks the rear garden. To the first floor there is a 14'6 x 11'3 main bedroom with ornate fireplace, a second bedroom which overlooks the rear courtyard and a modern bathroom/w.c with an overbath shower. Outside, there is a 25ft rear enclosed courtyard garden with timber garden stores to the side and the gardens enjoy a south westerly aspect.

Further benefits include gas fired central heating, double glazing and the property is to be sold CHAIN FREE. All viewings are strictly by appointment with the owners Sole agent, Charles & Co.

Price £225,000

# 133 St. Georges Road, Hastings, TN34 3NF



- A Victorian Bay Fronted Terraced House
- Close to Local Amenities
- Dual Aspect Fitted Kitchen
- To Be Sold CHAIN FREE
- Two Bedrooms, Two Reception Rooms
- Walking Distance to Ore Station
- Modern Bathroom/W.C
- Favoured West Hill Area
- Downstairs Cloakroom/W.C
- 25ft Enclosed Courtyard Garden

## Entrance Hall

## Downstairs Cloakroom/W.C

## Living Room

13'8 into bay x 11'5 (4.17m into bay x 3.48m)

## Dining Room

11'4 x 9'3 (3.45m x 2.82m)

## Kitchen

11'7 x 6'9 (3.53m x 2.06m)

## First Floor Landing

## Bedroom One

14'6 x 11'3 (4.42m x 3.43m)

## Bedroom Two

9'2 x 7'0 max (2.79m x 2.13m max)

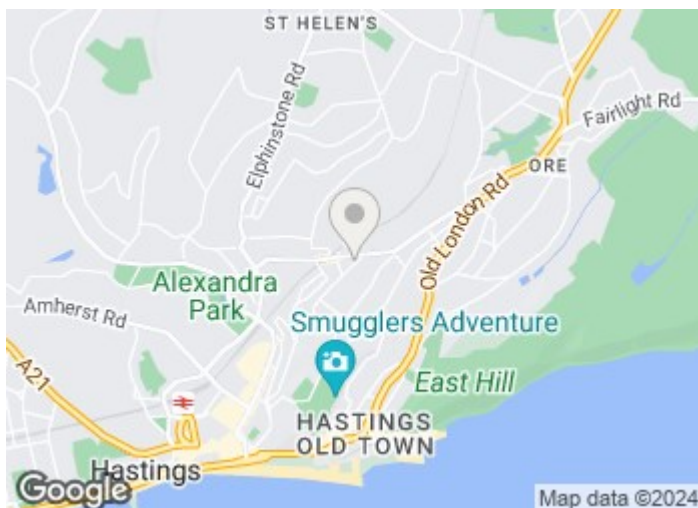
## Bathroom/W.C

## Outside

## Front Courtyard

## Rear Courtyard Garden

25'0 (7.62m)







# Floor Plan

GROUND FLOOR  
416 sq.ft. (38.7 sq.m.) approx.

1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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.  
Made with Metropix ©2024



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	