



## 4 Hestingas Plat, Ebenezer Road, Hastings, TN34 3BS

AN IMMACULATELY PRESENTED AND RECENTLY REFURBISHED THREE BEDROOM MODERN HOUSE ENJOYING AN ELEVATED POSITION WITH EXTENSIVE VIEWS TOWARDS THE WEST HILL AND OVER HASTINGS HISTORIC OLD TOWN. THERE IS ALSO ALLOCATED PARKING WITHIN THIS POPULAR AND QUIET RESIDENTIAL CUL-DE-SAC.

The property is ideally located within walking distance of the East Hill with its' funicular railway connecting to the seafront and Hastings Country Park as well as local shops and restaurants and bus services on The Bourne connecting to surrounding locations. Hastings Town Centre offers various shopping and leisure facilities as well as its' mainline railway station connecting to London.

The house itself is beautifully finished and boasts an impressive 19'0 x 14'4 Living Room/Diner with twin sliding patio doors extending almost the full width of the room with stunning rooftop views over the Old Town towards to West Hill. There is also a re-fitted downstairs cloakroom/w.c, a new 12'4 x 10'9 kitchen/breakfast room with built-in appliances and a re-fitted family bathroom/w.c. with a contemporary shower/bath suite and vanity unit. There are also new carpets and the property has been completely re-decorated throughout. There is an enclosed front courtyard and a west facing tiered rear garden with raised sun terrace enjoying extensive views over the Old Town. Further benefits include gas fired central heating (new boiler) upvc double glazing, a large loft space and importantly there is an allocated parking space within the cul-de-sac.

Viewing is considered essential through Sole Agent Charles & Co. to appreciate these wonderful views and the position of this Old Town home which is to be sold CHAIN FREE.

Price £485,000

## 4 Hestingas Plat, Ebenezer Road, Hastings, TN34 3BS



- Immaculate Family House
- Heart of Hastings Old Town
- Family Bathroom/W.C
- To be Sold CHAIN FREE
- Three Bedrooms & Views
- 19'x 14'4 Living Room/Diner
- Stunning Old Town Views
- Beautifully Refurbished
- Re-fitted Downstairs W.C
- Allocated Parking & Rear Garden

### Entrance Hall

12'4 x 4'9 (3.76m x 1.45m)

### Downstairs W.C

6'6 x 3'4 (1.98m x 1.02m)

### Living Room/Diner

19'0 x 14'4 (5.79m x 4.37m)

### Kitchen/Breakfast Room

12'4 x 10'9 (3.76m x 3.28m)

### First Floor Landing

### Bedroom One

14'5 x 9'5 plus door recess (4.39m x 2.87m plus door recess)

### Bedroom Two

12'5 x 10'2 plus door recess (3.78m x 3.10m plus door recess)

### Bedroom Three

9'2 x 9'1 (2.79m x 2.77m)

### Family Bathroom/W.C

8'5 x 6'5 (2.57m x 1.96m)

### Outside

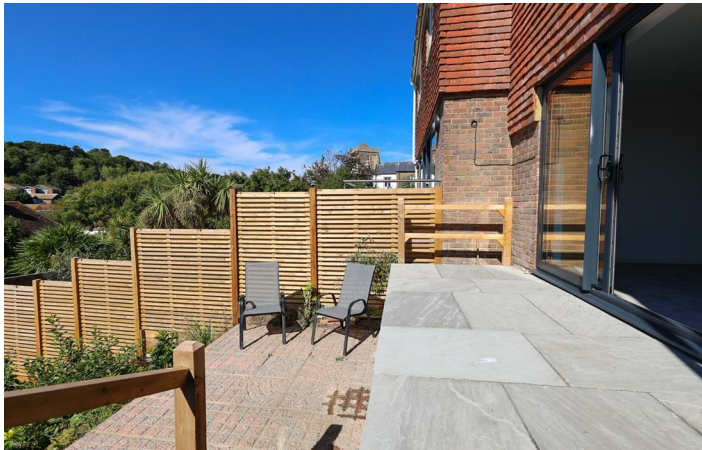
### Enclosed Front Courtyard

### Rear Garden

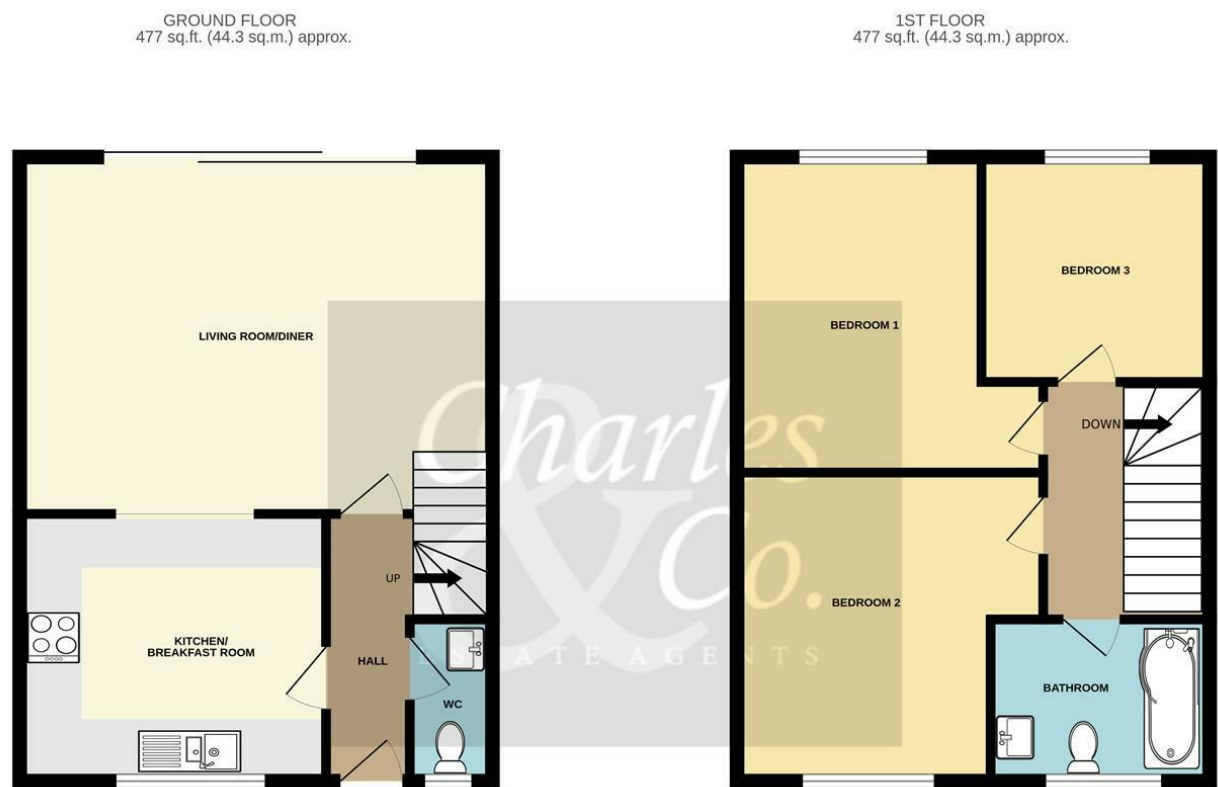
### Allocated Residents Parking







Floor Plan



THREE BEDROOM SEMI-DETACHED HOUSE  
TOTAL FLOOR AREA : 954 sq.ft. (88.6 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		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC