



3 The Glebe, Hastings, TN34 3PG

A TWO BEDROOM MID TERRACED HOUSE, SITUATED WITHIN THIS SMALL RESIDENTIAL CUL-DE-SAC ON THE POPULAR WEST HILL IN HASTINGS. THERE IS A LOCAL CONVENIENCE STORE AND PRIMARY SCHOOL WITHIN IMMEDIATE WALKING DISTANCE AS WELL AS THE HISTORIC OLD TOWN, THE WEST HILL ITSELF AND ORE MAINLINE TRAIN STATION.

The property is offered with no onward chain and provides accommodation to include an 11'11 x 8'0 fitted kitchen and a 22'10 x 10'5 max dual aspect lounge/diner with patio doors leading out onto the rear garden. To the first floor, there are two double bedrooms, both with fitted wardrobes and there is a family bathroom/w.c. Outside, there is unrestricted parking within the close itself and a garage in the adjoining block. The 35ft rear garden enjoys a westerly aspect and is timber fence enclosed with garden sheds.

Further benefits include gas fired central heating, upvc double glazing and the property is available CHAIN FREE. Viewing is recommended with Sole Agent Charles & Co. to appreciate this tucked away and popular West Hill location.

Price £229,950

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- Two Bedroom Terraced House
- Close to West Hill & Old Town
- Fitted Wardrobes to Bedrooms
- To Be Sold CHAIN FREE
- Tucked Away Cul-de-Sac
- 22'10 Dual Aspect Lounge/Diner
- Family Bathroom/W.C
- Popular West Hill Location
- Fitted Kitchen Overlooking Garden
- 35ft Rear Garden & Garage

Entrance Porch

Entrance Hall

10'5 x 5'7 (3.18m x 1.70m)

Kitchen

11'11 x 8'0 (3.63m x 2.44m)

Lounge/Diner

22'10 x 10'5 max (6.96m x 3.18m max)

First Floor Landing

Bedroom One

13'4 x 10'9 (4.06m x 3.28m)

Bedroom Two

9'8 x 9'2 (2.95m x 2.79m)

Family Bathroom/W.C

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

Outside

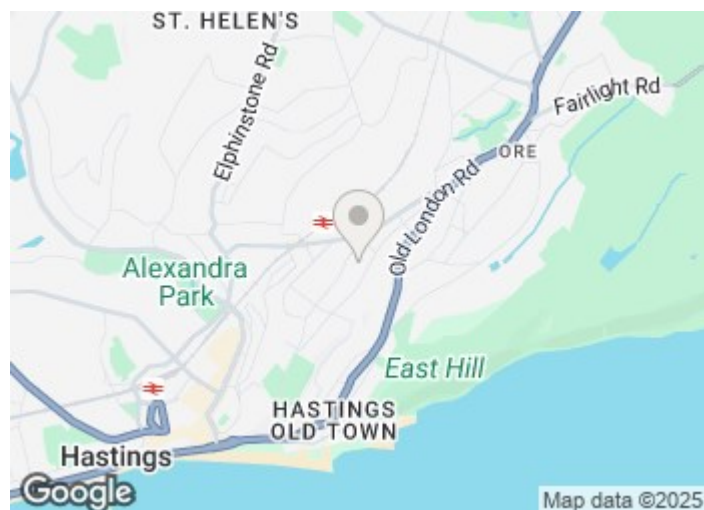
Front Garden

Rear Garden

35'0 (10.67m)

Garage

15'10 x 7'9 (4.83m x 2.36m)





Floor Plan



TOTAL FLOOR AREA: 736 sq.ft. (68.4 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		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC