



# 6 Hastings Road

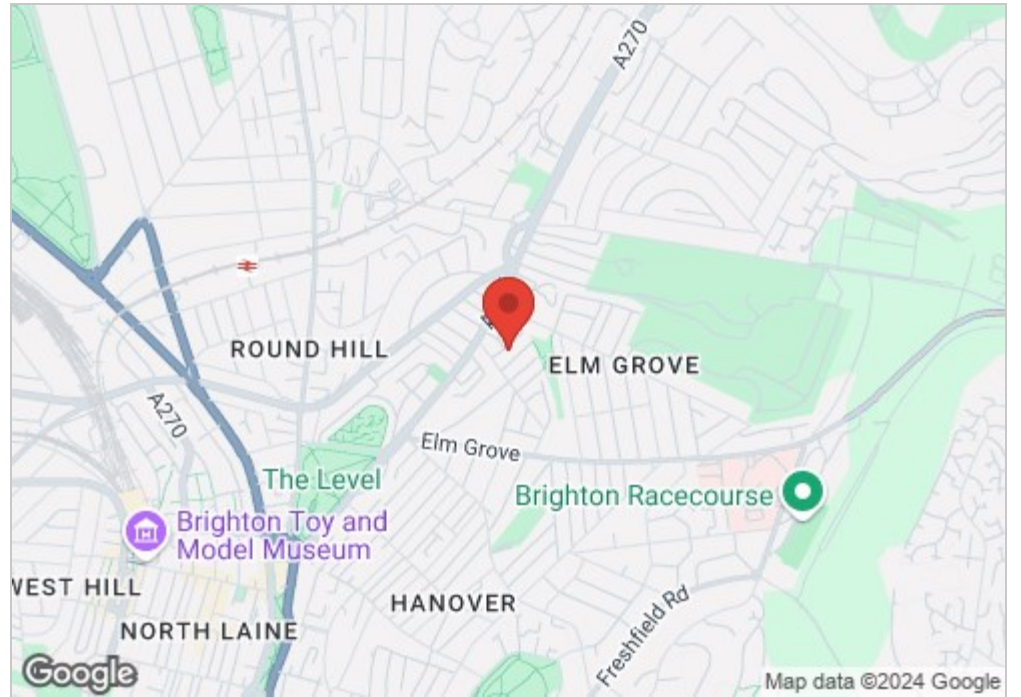
Brighton, BN2 3AF

**Guide price £500,000**

A spacious and attractive three bedroom and two bathroom bay fronted Victorian home of considerable charm and character, with a sunny split level courtyard garden, located in a prime central location, and benefiting from the immediate proximity to shopping facilities and amenities. Walking/cycling distance to City Centre and the seafront, and a primary location for the bus networks for the City and local day trips.

The property is ideally positioned for families, surrounded by popular schools, including Fairlight and Elm Grove Primary and within the catchment area for Dorothy Stringer and Varndean Secondary Schools. Additionally, you'll find excellent access to local parks; around the corner is William Clarke Park, a beloved local green space that hosts community events and has a playground, and a short walk away; the Level playground/skate park and Queen's Park.

This well-maintained home offers a blend of original character and modern comforts and benefits from a brand new boiler. Inside, you'll find a welcoming sitting room with a cozy log burner and bi-fold doors leading to an open-plan kitchen/dining area. Upstairs, three generous double bedrooms, including a master suite with an en-suite shower room, provide ample space for families. The property's two courtyard garden spaces offer a peaceful outdoor retreat. Located on a quiet street, which affords easy and ample residents permit and visitor parking bays and also houses Fairlight Primary School, which is a great advantage for young families. An early viewing is highly recommended by the owners Sole Agents.



- Attractive bay fronted Victorian home
- Prime central location close to extensive shopping facilities and amenities
- Light, spacious and comfortable family living space
- Three floors of accommodation providing versatility for growing family
- Combines original character with modern comforts
- Lovely split level courtyard garden
- Ample on road residents permit parking
- Adjacent Fairlight Primary School
- Must be viewed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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	

## HASTINGS ROAD

Approx. Gross Internal Floor Area = 108.66 sq m / 1169.60 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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