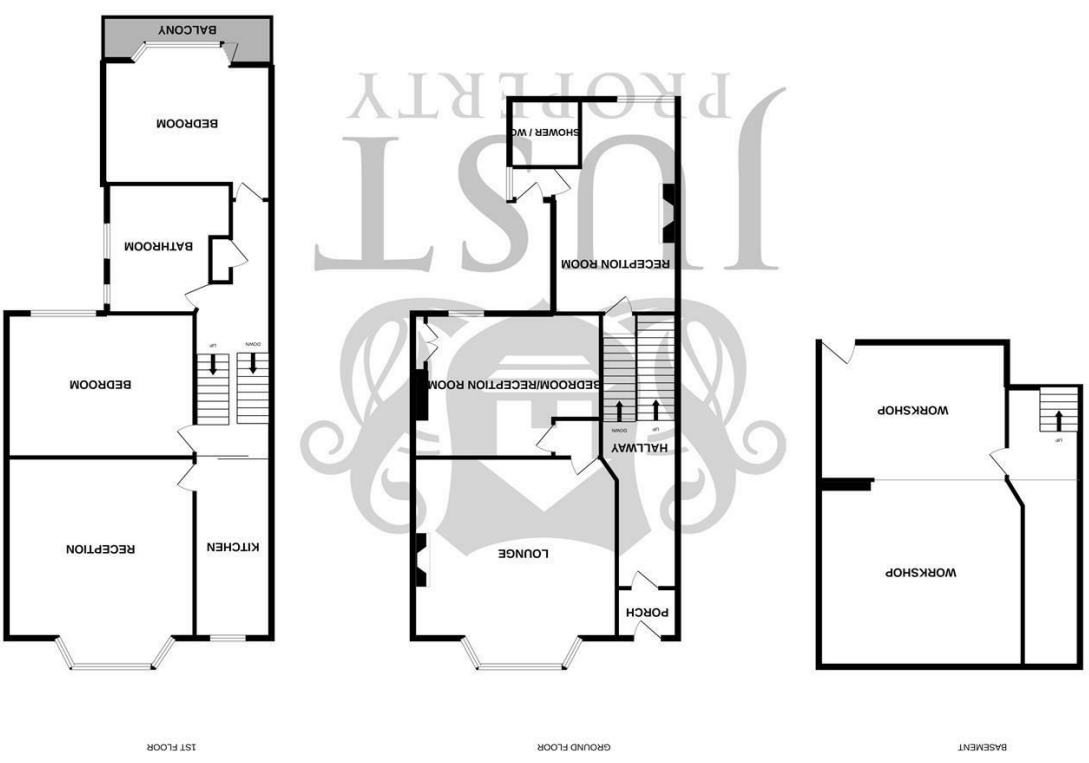


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other area are approximate and no responsibility is taken for any errors. All doors, windows, rooms and any other area are approximate and no responsibility is taken for any errors. As to their operability or efficiency can be given. Prospective purchaser: The services, systems and appliances shown have not been tested and no guarantee is given.

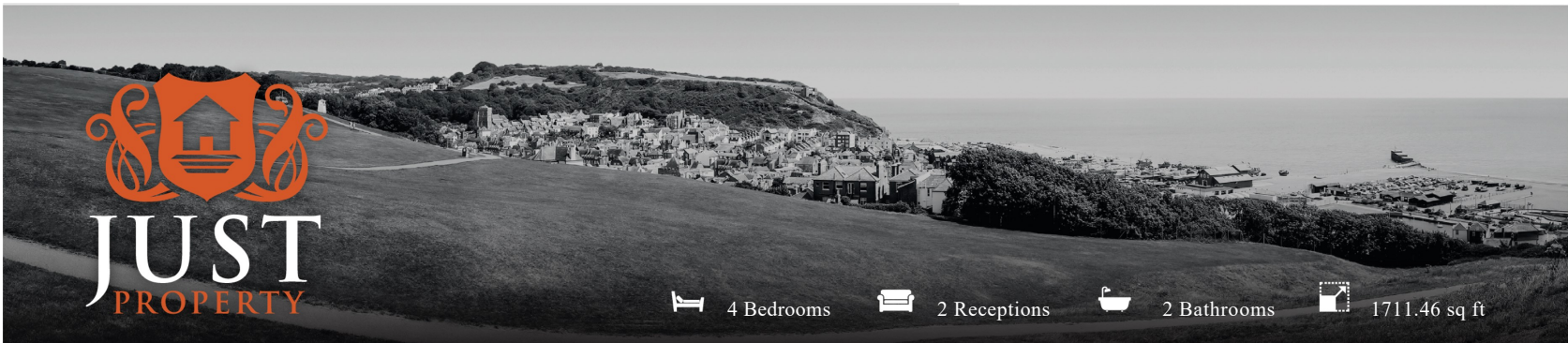
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	51
Potential	80



# FLOORPLANS

32 Collier Road, Hastings, TN34 3JR

[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms   2 Receptions   2 Bathrooms   1711.46 sq ft

32 Collier Road, Hastings, TN34 3JR

Freehold

# £725,000





Freehold

£725,000



4 Bedrooms 2 Receptions 2 Bathrooms 1711.46 sq ft

## PROPERTY DETAILS

A rarely available and highly desirable four double bedroom semi detached period property, dating back to 1904. This well proportioned and chain free property is situated on the West Hill of Hastings enjoying amazing far reaching views over the historic Old Town of Hastings, out towards the East Hill and views out towards the country park. The property is conveniently positioned close to local schools, shops, Hastings Old Town, mainline railway station and the open spaces of the West Hill and the towns of Hastings, St Leonards, Bexhill and Rye are also close by.

The property is being marketed for the first time since 1963 and offers the opportunity for the next owner to create a wonderful home on the West Hill. The property accommodation is both versatile and spacious and does require some modernisation. Features of this property include many original features, a rear balcony enjoying the views, a workshop to the lower ground measuring in excess of 28'0", off road parking for several vehicles as well as an attractive rear garden with many established plants and shrubs.

Further benefits of this property include original features, stunning views, gas central heating, double glazed windows and viewing is highly recommended via the vendors sole agents, Just Property.



## ROOM DIMENSIONS

Front Door	Stairs To First Floor Landing
Porch	Bathroom 9'9 x 7'3 (2.97m x 2.21m)
Hallway	Bedroom 12'3 x 11'1 (3.73m x 3.38m)
Lounge 15'8 x 15'0 (4.78m x 4.57m)	Rear Balcony
Bedroom/Reception 13'3 x 13'0 max (4.04m x 3.96m max)	Stairs Rise To Landing
Stairs Down To	Bedroom 13'4 x 13'2 (4.06m x 4.01m)
Reception Room 25'4 x 15'3 max (7.72m x 4.65m max)	Kitchen 13'3 x 6'6 (4.04m x 1.98m)
Shower/W.C	Bedroom/Reception 15'7 x 13'2 (4.75m x 4.01m)
Rear Lobby	Loft
Stairs Down To Lower Ground Floor	Front Garden
Storage Area	Off Road Parking
Workshop 28'9 x 13'4 (8.76m x 4.06m)	Rear Garden
Rear Door	

## FEATURES

- Wonderful Location
- Spacious Interior
- West Hill
- Driveway and Parking
- CHAIN FREE
- Rear Balcony
- Needs Modernising
- Close to Hastings Old Town
- Versatile Accommodation

