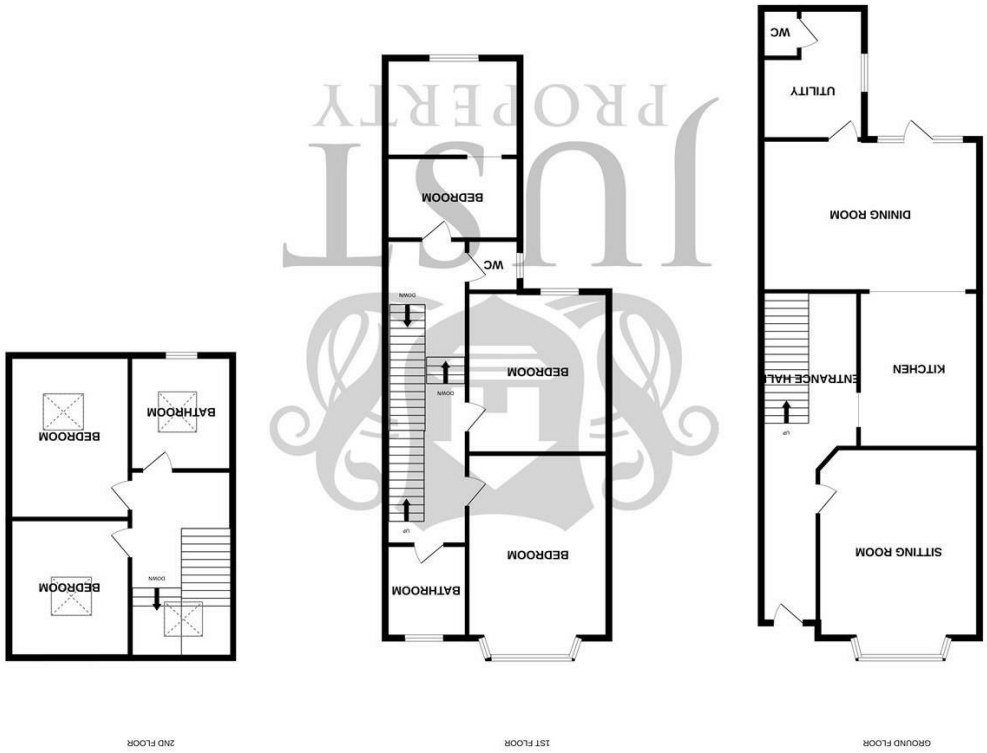


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, doors and any other items are approximate and should be used as a guide only. The floorplan is for illustrative purposes only and should not be used as a contract. The service, fixtures and fittings shown here are not guaranteed and no guarantee is given as to their condition or efficiency. The floorplan is for illustrative purposes only and should be used as a guide only.

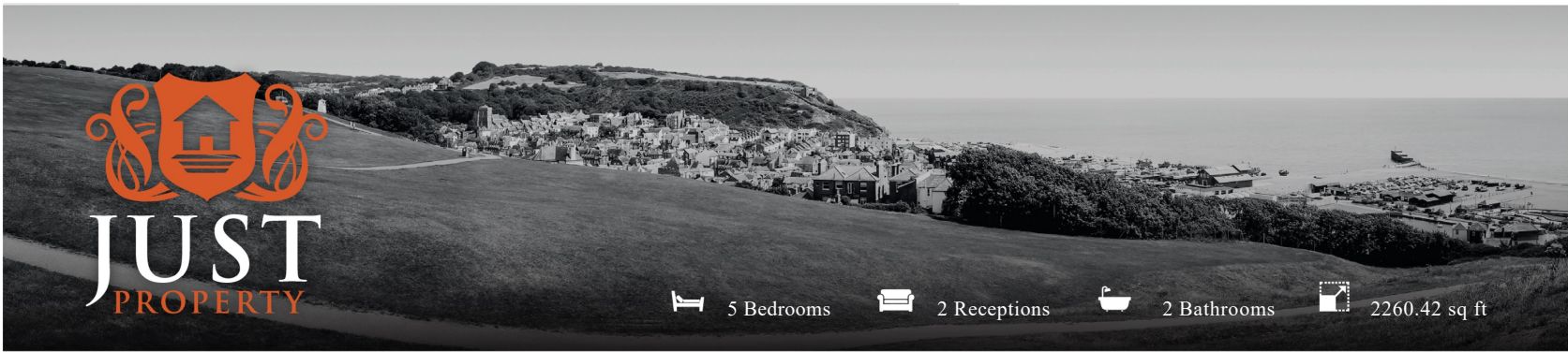
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(41-50)
D	(51-60)
C	(61-70)
B	(71-80)
A	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	61
Potential	82



18 Upper Park Road, St. Leonards-On-Sea, TN37 6SL

# FLOORPLANS

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



5 Bedrooms   2 Receptions   2 Bathrooms   2260.42 sq ft

18 Upper Park Road, St. Leonards-On-Sea, TN37 6SL

Freehold

£675,000





5 Bedrooms 2 Receptions 2 Bathrooms 2260.42 sq ft

## PROPERTY DETAILS

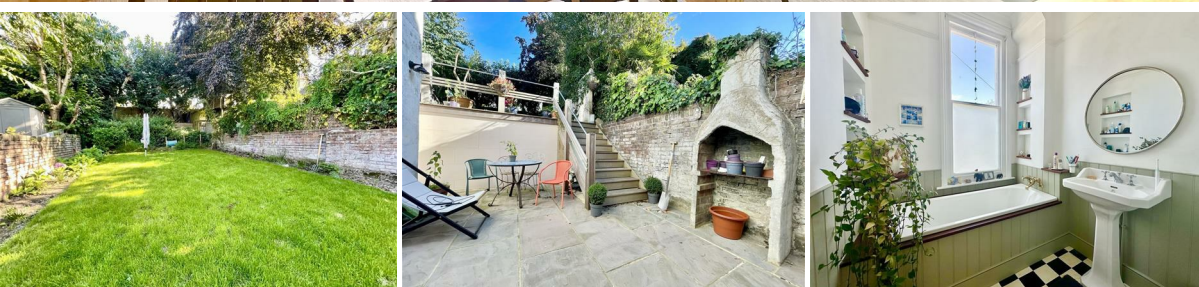
Just Property are delighted to bring to the market a wonderful and substantial five bedroom semi-detached Victorian house situated opposite the stunning Alexandra Park. The property has been updated and remodelled by the current owners and also boasts numerous intact original features.

With particularly spacious and beautifully proportioned accommodation throughout this fabulous property also boasts bay fronted sitting room with wood burner, recently extended kitchen/dining/family room with bespoke fitted kitchen, utility room, ground floor wc, family bathroom, first floor wc, further family bathroom (currently being installed), attractive staircase and entrance hall. The property additionally benefits from gas boiler with radiators.

To the outside there is a hugely impressive and landscaped rear garden mainly laid to lawn with good sized patio area and a sunny aspect.

From this highly desirable location in addition to the magnificent walks within the park on your doorstep there are a number of shopping facilities within walking distance. The many amenities of Hastings town centre including mainline railway station with direct links to London are also within easy reach.

This would be a truly wonderful home for any new owner therefore viewing is highly recommended by Just Property the sole agents, please contact us for further information and to arrange access.



## ROOM DIMENSIONS

Entrance Hall

Sitting Room  
16'6" x 13'11" (5.05 x 4.25)

Kitchen/Dining/Family Room  
26'6" x 18'8" max (8.10 x 5.69 max )

Utility Room  
11'3" x 9'6" (3.43 x 2.92)

WC

First Floor

Bedroom  
13'8" x 11'11" (4.18 x 3.65)

Bedroom  
13'7" x 11'11" (4.15 x 3.65)

Bedroom  
20'1" x 10'0" (6.13 x 3.07)

WC

Bathroom

Second Floor

Bedroom  
14'1" x 11'11" (4.30 x 3.65)

Bedroom  
14'0" x 12'1" (4.28 x 3.69)

Bathroom

Outside

Front Garden

Rear Garden

## FEATURES

- Wonderful Victorian Semi-Detached House
- Substantial and Arranged Over Three Floors
- Five Bedrooms
- Impressive Kitchen/Dining/Family Room
- Landscaped Sunny Aspect Rear Garden
- Two Bathrooms
- Numerous Original Features
- Opposite Alexandra Park
- Sitting Room with Wood Burner
- Easy Reach of Hastings Town Centre

