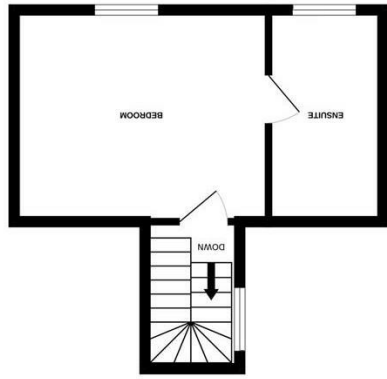
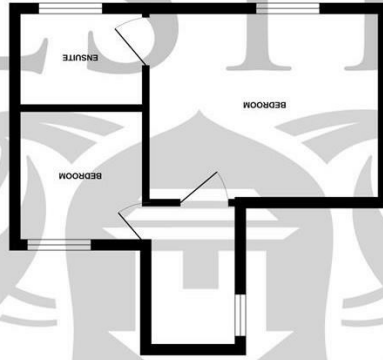


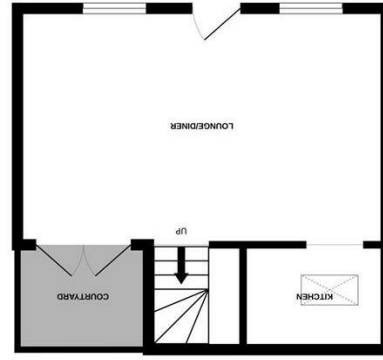
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Below average	D (55-68)
Average	E (39-54)
Below average	F (21-38)
Very poor energy efficiency - higher running costs	G (1-20)
Current	4.5
Potential	88



2ND FLOOR



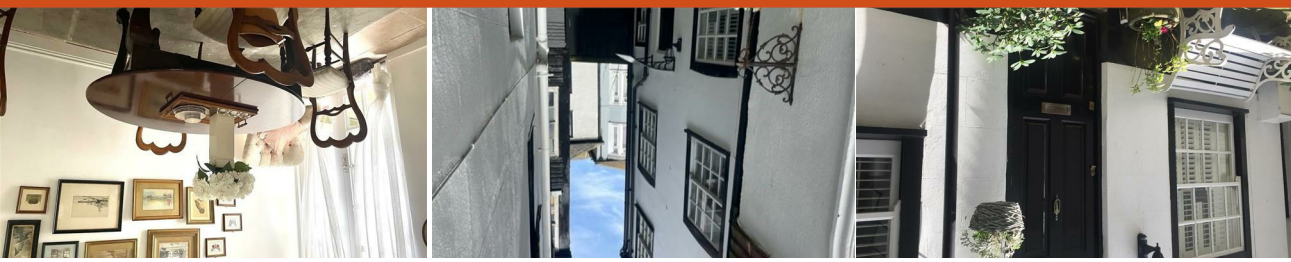
1ST FLOOR



GROUND FLOOR

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 or 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.

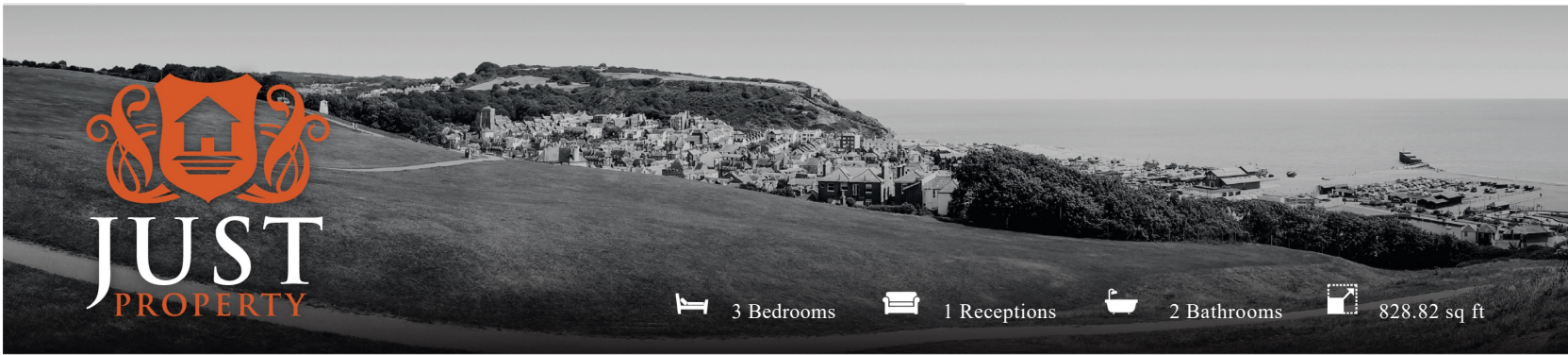
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FLOORPLANS

4A East Parade, Hastings, TN34 3AL



3 Bedrooms | 1 Receptions | 2 Bathrooms | 828.82 sq ft

4A East Parade, Hastings, TN34 3AL

Freehold

£349,950





3 Bedrooms 1 Receptions 2 Bathrooms 828.82 sq ft

PROPERTY DETAILS

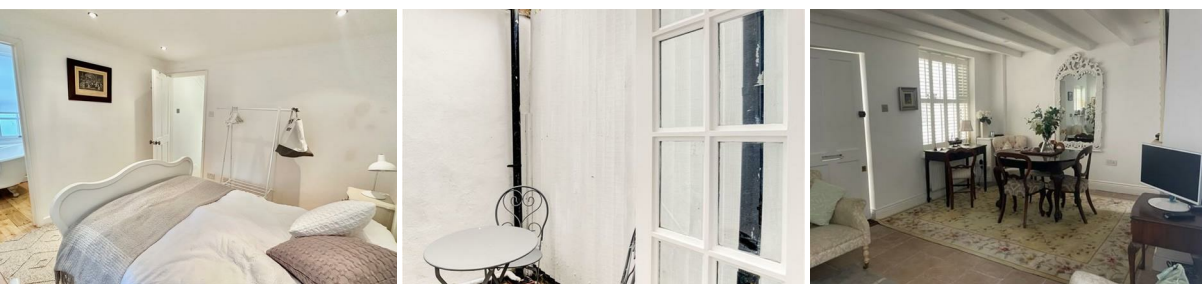
CHAIN FREE

Just Property are pleased to offer this immaculately presented three storey period property, dated back to the 1800's with a wonderful feel and atmosphere situated in the heart of Hastings historic Old Town being within walking distance of the sea front, shops, bus routes, restaurants, public houses as well as Hastings town centre with its mainline railway station. The famous fishing huts and The Hastings Contemporary are 5 minutes walk away.

The extremely well presented accommodation comprises of a spacious beautiful living and open plan dining room and a modern fitted kitchen to the ground floor, a double bedroom with an en-suite bathroom and a bedroom/study to the first floor and a further bedroom with en-suite bathroom to the second floor.

Externally there is also an enclosed courtyard area accessed by French doors off of the dining area to allow the entertaining areas to be extended outside. The property has been used very successfully as a holiday by previous owners.

To be sold chain free with vacant possession. Viewing is highly recommended by the vendors choice of sole agents, Just Property.



ROOM DIMENSIONS

Front Door

Lounge / Dining Room
16'2" x 11'3" (4.95 x 3.45)

Kitchen
7'8" x 7'1" (2.36 x 2.18)

Stairs To Landing

Bedroom
10'2" x 8'0" (3.12 x 2.46)

En Suite Shower Room / WC
7'4" x 5'4" (2.24 x 1.65)

Bedroom / Study
7'6" x 5'4" (2.29 x 1.65)

Stairs To Landing

Bedroom
11'6" x 10'4" (3.53 x 3.15)

En Suite Bathroom

10'9" x 5'1" (3.28 x 1.55)

Courtyard

FEATURES

- CHAIN FREE
- THREE BEDROOMS
- PRIVATE COURTYARD
- MODERN FITTED KITCHEN
- TWO BATHROOMS
- VACANT POSSESSION
- HEART OF THE HISTORIC OLD TOWN
- THREE STOREY ACCOMODATION
- WALKING DISTANCE TO SEAFRONT AND BEACH

