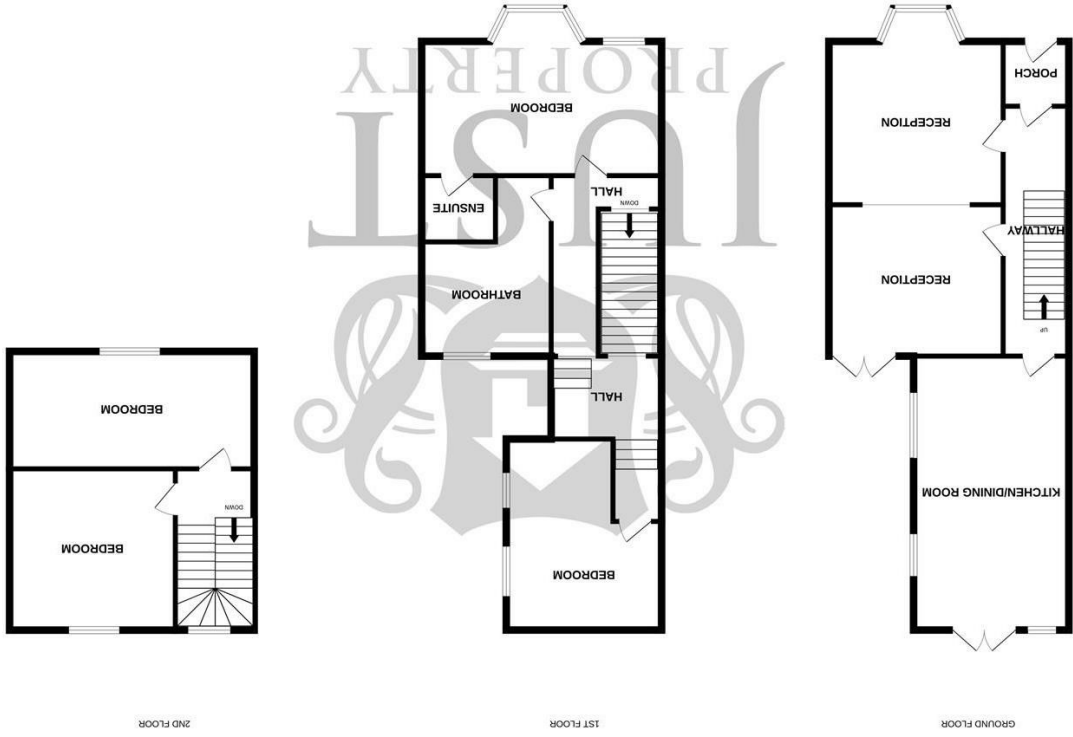


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(69-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
53	76

**Energy Efficiency Rating**



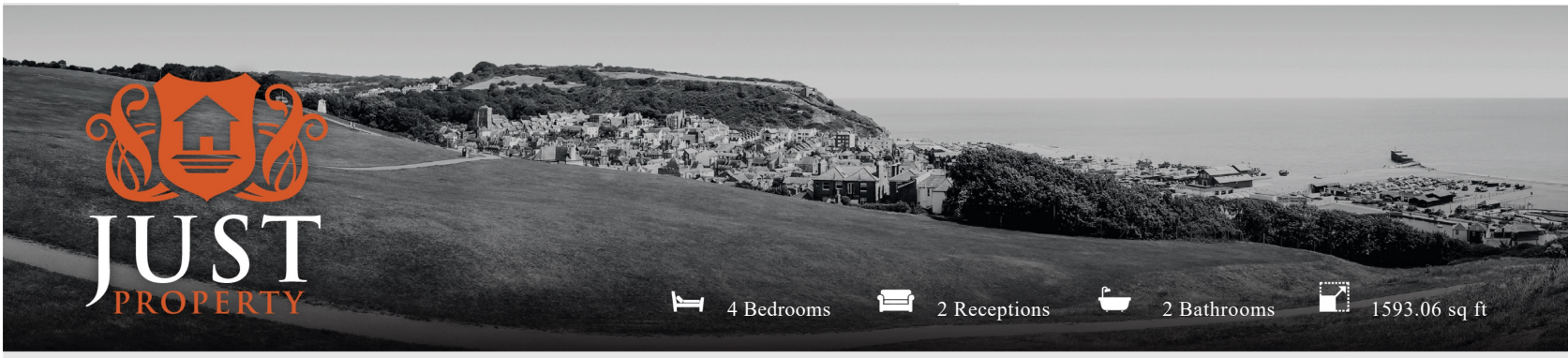
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other area are approximate and no responsibility is taken for any errors. Measurements shown are for information only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix 2024



# FLOORPLANS

88 Mount Road, Hastings, TN35 5LA

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



4 Bedrooms   2 Receptions   2 Bathrooms   1593.06 sq ft

88 Mount Road, Hastings, TN35 5LA

Freehold

# £385,000





4 Bedrooms 2 Receptions 2 Bathrooms 1593.06 sq ft

## PROPERTY DETAILS

**\*\*£385,000\*\***

An opportunity arises to secure this beautifully presented spacious FOUR BEDROOM Victorian terraced property ideally situated within the popular Clive Vale area, being within close proximity to local amenities in Ore Village, local schools, bus routes, the East Hill and Hastings Historic Old Town. The towns of Bexhill, Battle, Rye and Eastbourne can also be found a short drive away.

The property is arranged over three floors, to include an entrance vestibule, an entrance hall leading through to the large open plan reception room, a spacious family sized kitchen / diner with doors out to the rear garden. The first floor comprises of the principle bedroom which is complimented by great views and an abundance of natural light. This bedroom also has a very useful ensuite space. The floor also accommodates an additional bedroom and bathroom with plenty of storage. The second floor is made up of two extra double bedrooms with views out to the sea and surrounding area.

Externally, there is a paved patio area leading from both the kitchen and reception room, and a flat turfed garden which is ideal for hosting and alfresco dining. Further benefits include spacious rooms, many original features and multiple bay windows.

Viewing is considered essential, to arrange access for a viewing and to see all this wonderful property has to offer, contact the vendors choice of sole agents Just Property on 0142 444 100.



## ROOM DIMENSIONS

88 Mount Road

Front Door

Porch

Hallway

Open Plan Reception Room  
26'7" x 13'3" (8.111 x 4.050)

Kitchen / Dining Room  
20'1" x 9'9" (6.123 x 2.974)

Stairs up to First Floor

Bedroom  
10'5" x 10'4" (3.182 x 3.162)

Bathroom  
10'9" x 7'3" (3.298 x 2.215)

Bedroom  
15'6" x 15'0" (4.726 x 4.574)

Ensuite

Stairs up to Second Floor

Landing

Bedroom  
10'11" x 10'10" (3.331 x 3.312)

Bedroom  
17'7" x 10'7" (5.377 x 3.235)

Rear Garden

## FEATURES

- Terraced Property
- Bright and Airy property
- Four Bedrooms
- Ensuite
- Open Plan Living
- Original Features
- Generous Room Sizes
- Close to Local amenities
- Viewing essential

