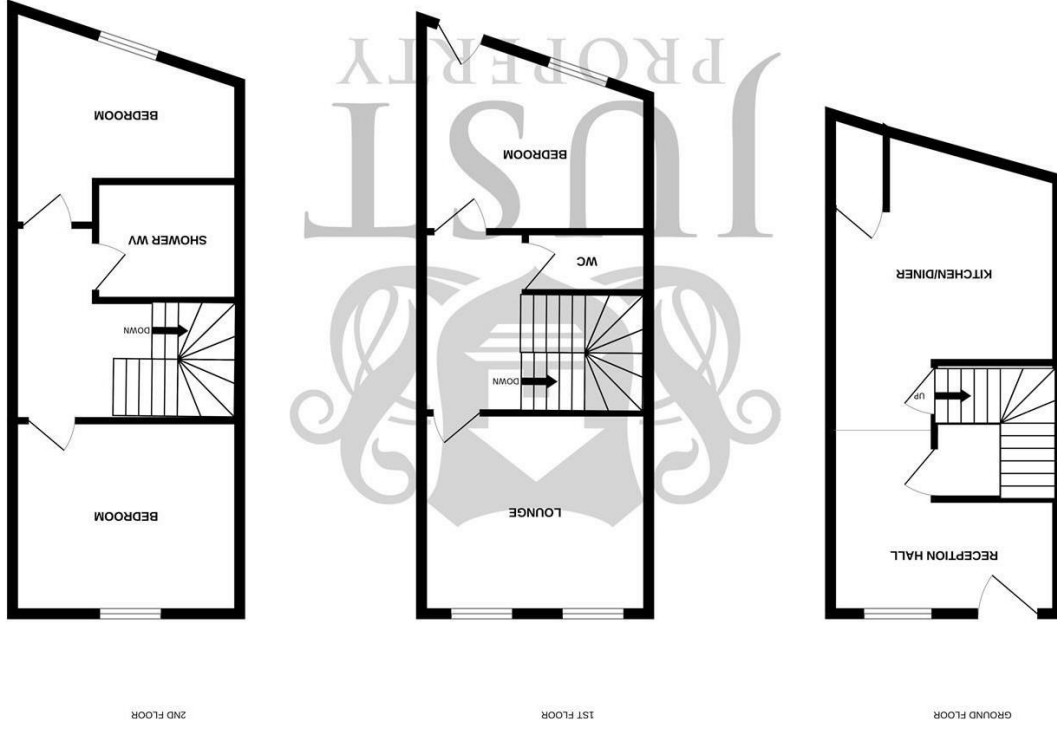


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for errors. Plans, drawings, rooms and other items are approximate and no responsibility is taken for errors. As to their accuracy or efficiency, no guarantee can be given. 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	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	Potential

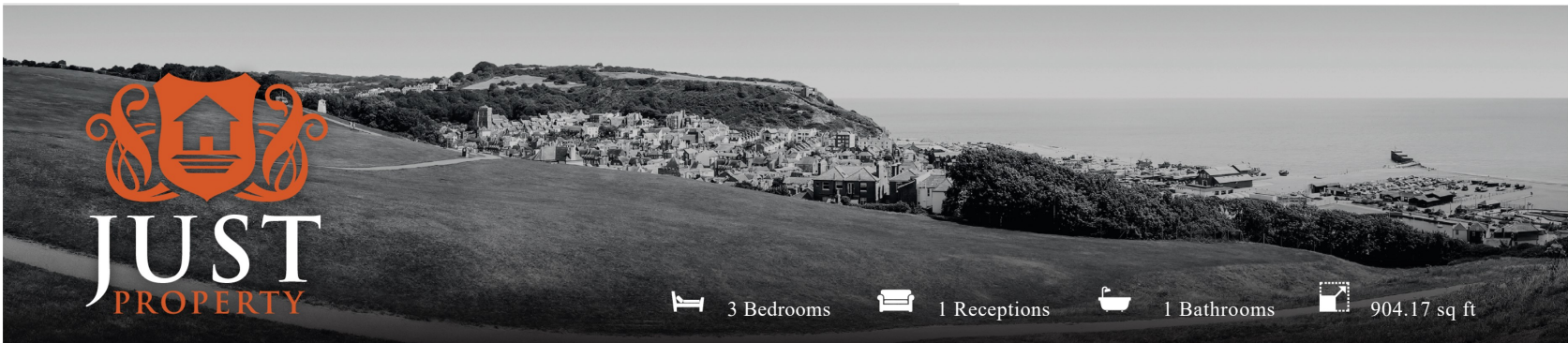


FLOORPLANS

4 The Angel Cottages St. Marys Terrace, West Hill, Hastings, TN34 3LS



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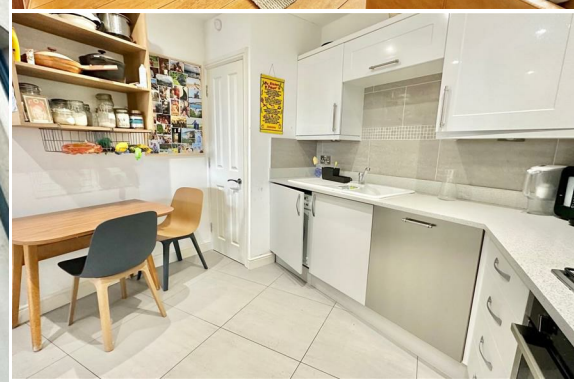


3 Bedrooms | 1 Receptions | 1 Bathrooms | 904.17 sq ft

Freehold

£425,000

4 The Angel Cottages St. Marys Terrace, West Hill, Hastings, TN34 3LS





Freehold

£425,000

3 Bedrooms 1 Receptions 1 Bathrooms 904.17 sq ft

PROPERTY DETAILS

FANTASTIC LOCATION

An exceptionally well presented three bedroom town house, situated within one of the most sought after roads on the West Hill enjoying extensive views over Hastings towards Alexandra Park, the Town and over the sea with coastal views towards Beachy Head. The property is also ideally positioned within immediate walking distance of the West Hill itself with the funicular railway leading down into Hastings historic Old Town and sea front and there is also a short walk down into Hastings Town Centre with its mainline railway station connecting to London.

The property was part of the Angel Cottages Renovation a few years ago and provides contemporary living accommodation to include a reception hallway, an modern fitted kitchen/breakfast room with built-in appliances and to the first floor there is a living room with twin windows enjoying views, a rear third bedroom with a personal door onto Plynlimmon Road. There is also a separate w.c and to the second floor there is a shower room/w.c and two further bedrooms with bespoke built-in wardrobes & dresser unit to the master bedroom, which also enjoys extensive views over Hastings towards the sea and Beachy Head.

To the outside there is a driveway providing off road parking, which could also be used as a front covered courtyard area fronting onto St Marys Terrace.

Further benefits include oak flooring with underfloor heating, double glazed sash windows and those outstanding views. Viewing strictly by appointment with sole agents, Just Property.



ROOM DIMENSIONS

Covered Entrance	Bedroom 10'9" x 10'4" (3.28m x 3.15m)
Front Door	Bedroom 10'11" x 10'0" (3.33m x 3.05m)
Reception Hallway 10'7" x 7'3" (3.23 x 2.21)	Shower Room/W.C 7'0" x 5'0" (2.13m x 1.52m)
Kitchen/Breakfast Room 11'8" x 10'5" (3.56m x 3.18m)	Patio Area / Off Road Parking
First Floor Landing	
Living Room 12'3" x 10'11" (3.73m x 3.33m)	
Bedroom 10'8" x 8'8" (3.25m x 2.64m)	
Rear Door	
Seperate W.C	
Second Floor Landing	

FEATURES

- Modern Town House
- West Hill Location
- Three Bedrooms
- Extensive Sea Views
- 12'3 x 10'11 Living Room
- Modern Fitted Kitchen
- Shower Room/W.C
- Off Road Parking
- Viewing Essential
- Close To Old Town & Town Centre

