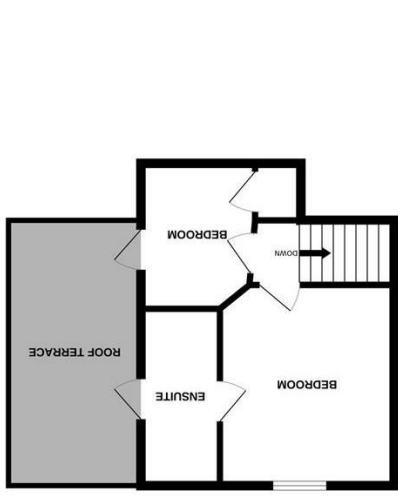
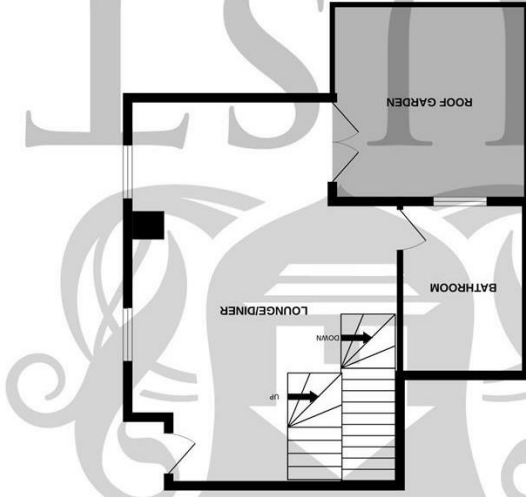


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, worktops and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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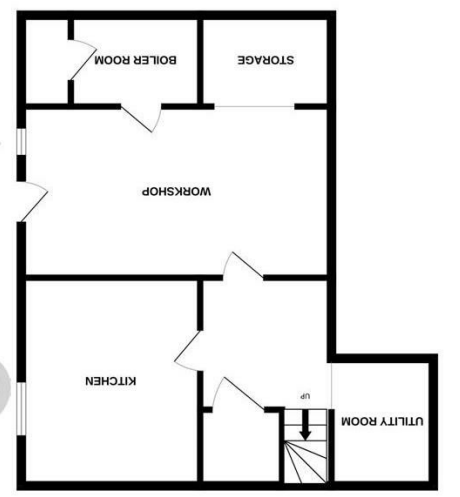
Energy Efficiency Rating	
Current	Potential
75	87
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
G	A
(1-20)	(92 plus)
F	B
(21-30)	(81-91)
E	C
(39-54)	(69-80)
D	D
(55-60)	(55-60)



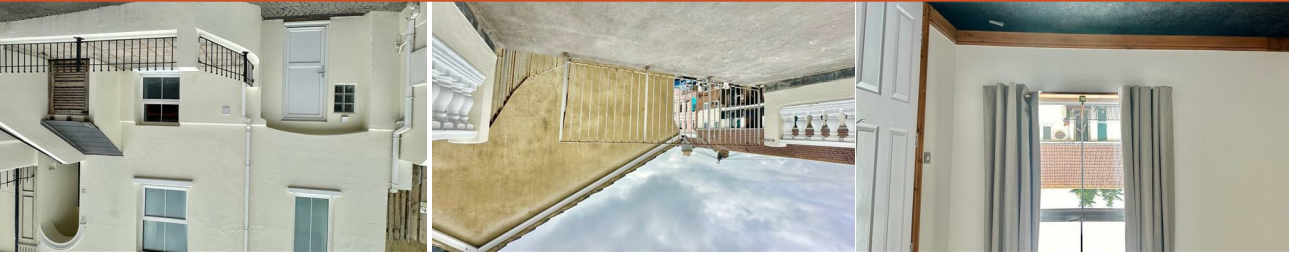
1ST FLOOR



GROUND FLOOR



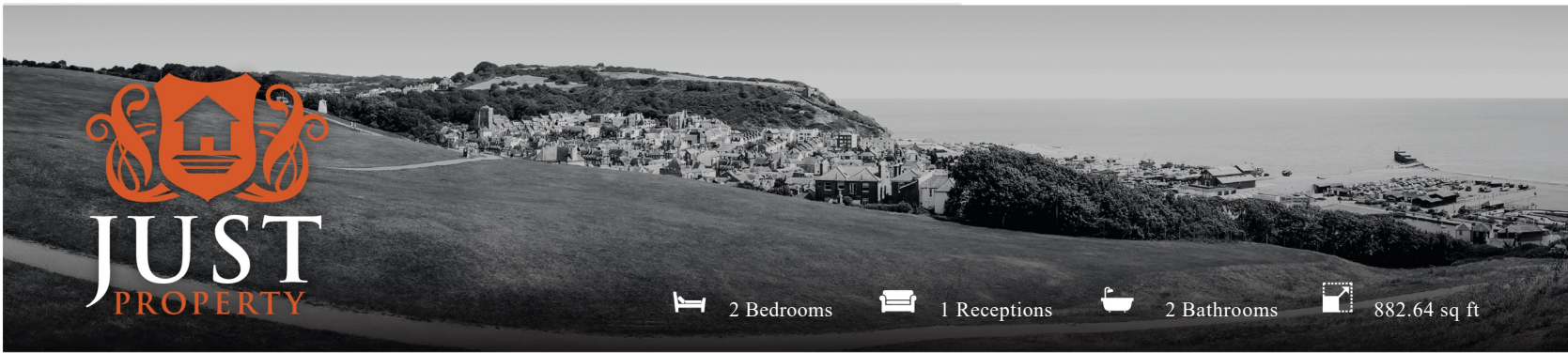
LOWER GROUND



FLOORPLANS

2 St. Georges Road, Hastings, TN34 3ND

www.justproperty.net



2 Bedrooms 1 Receptions 2 Bathrooms 882.64 sq ft

2 St. Georges Road, Hastings, TN34 3ND

Freehold

£270,000





Freehold

£270,000

2 Bedrooms 1 Receptions 2 Bathrooms 882.64 sq ft

PROPERTY DETAILS

Welcome to this charming semi-detached period house on St. Georges Road in the West Hill area in the picturesque seaside town of Hastings. This unique property boasts two bedrooms, two bathrooms, and a delightful and spacious reception room, perfect for entertaining guests or relaxing after a long day.

Spread across three floors, this house offers ample living space for you to create your dream home. Imagine enjoying your morning coffee on one of the two roof terraces, taking in the views of the surrounding area.

Conveniently located close to shops and the historic Hastings Old Town, you'll have everything you need right at your doorstep. Whether you're looking to explore the local boutiques or enjoy a meal at one of the charming restaurants, this property offers the perfect blend of convenience and character as well as being near to the seafront and promenade. The property has recently been redecorated and refurbished and now offers the new owner to live in an individual property, with UPVC double glazing and gas fired central heating.

Don't miss out on the opportunity to own this beautiful property in a sought-after location.

Contact us today on 01424 444100 to arrange a viewing and start envisioning the life you could create in this wonderful home.



ROOM DIMENSIONS

Front Door	Under Stairs Storage
Family Lounge / Diner 23'3" x 16'5" max (7.11 x 5.02 max)	Utility Area 10'3" x 4'3" (3.14 x 1.31)
Bathroom 8'5" x 5'0" (2.57 x 1.54)	Kitchen 12'3" x 8'6" (3.74 x 2.61)
Roof Terrace	Workshop 16'6" x 9'6" (5.03 x 2.92)
Stairs Up To Landing	Storage 7'9" x 6'1" (2.37 x 1.86)
Bedroom 10'0" x 9'7" (3.07 x 2.93)	Boiler Room 8'10" x 4'5" (2.70 x 1.35)
En Suite Shower / WC	Separate Entrance
Bedroom 8'6" x 7'4" (2.61 x 2.25)	Two Roof Terraces
Roof Terrace	
Stairs Down To	
Lower Hallway	

FEATURES

- CHAIN FREE PROPERTY
- Two Bedrooms
- Popular West Hill Area
- Two Bathrooms
- Workshop and Ample Storage
- Recently Redecorated
- UPVC Windows and Gas Central Heating
- Two Roof Terraces
- Unique Home and Work Opportunity
- Viewing Highly Recommended

