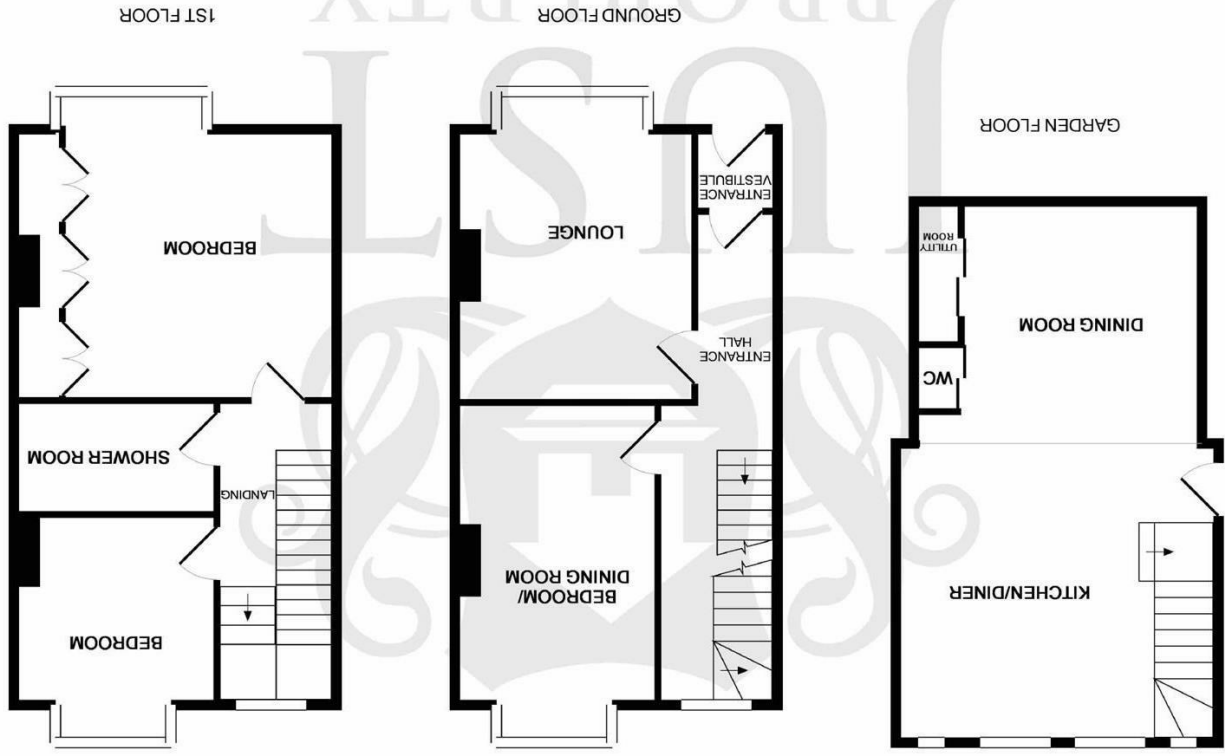


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such 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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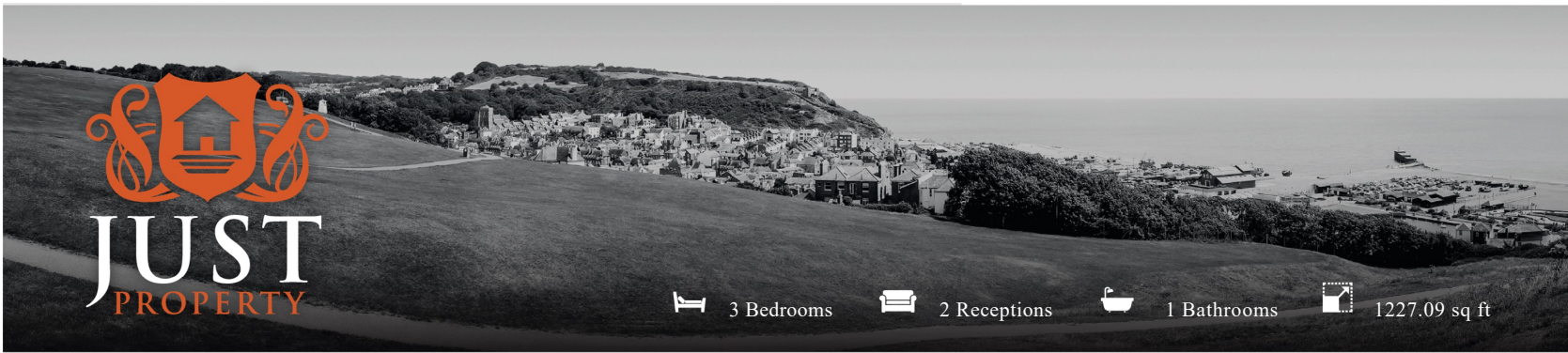
| England & Wales                             |             |
|---|-------------|
| EU Directive 2002/91/EC                     |             |
| Energy Efficiency Rating                    | Potential   |
| Very energy efficient - lower running costs | (92 plus) A |
| (81-91) B                                   |             |
| (69-80) C                                   |             |
| (55-68) D                                   |             |
| (39-54) E                                   |             |
| (21-38) F                                   |             |
| (1-20) G                                    |             |
| Not energy efficient - higher running costs |             |



# FLOORPLANS

252 Harold Road, Hastings, TN35 5NG

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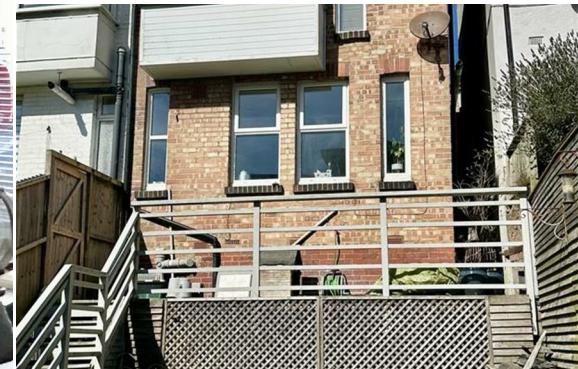


3 Bedrooms    2 Receptions    1 Bathrooms    1227.09 sq ft

Freehold

# £375,000

252 Harold Road, Hastings, TN35 5NG





3 Bedrooms 2 Receptions 1 Bathrooms 1227.09 sq ft

## PROPERTY DETAILS

This beautifully presented and exceptionally spacious three-bedroom, three-storey Victorian end-of-terrace house is situated in the highly desirable Clive Vale area of Hastings. Its prime location places you within convenient reach of local bus routes, well-regarded primary schools, and the amenities of Ore Village. Additionally, you are only moments away from the scenic East Hill and Country Park, the historic charm of Hastings Old Town, and the vibrant seafront.

The property offers versatile and well-appointed accommodation throughout. Upon entering, you are welcomed by a bright entrance hall leading to a living room with a fireplace, along with a bedroom on the same floor. A staircase takes you to the lower ground floor where you will find a thoughtfully designed and generously proportioned 14'1" x 13'9" re-fitted kitchen. This modern kitchen flows seamlessly into an adjoining dining area, with under floor heating, creating the perfect space for family meals and entertaining. Adjacent to the kitchen, there is a practical utility area and a convenient cloakroom.

On the first floor, the principal bedroom benefits from built-in wardrobes, offering ample storage space. There is also a second spacious double bedroom and a stylishly finished shower room/WC, complete with contemporary fixtures and fittings.

Outside, the property provides off-road parking at the front, ensuring ease of access. The rear of the house boasts a terraced garden, perfect for outdoor relaxation. The garden features a useful storage shed and offers picturesque views extending towards the beautiful country park and the tranquil local reservoir.

Additional highlights include gas-fired central heating and UPVC double glazing. This property truly is a must-see, and viewing is highly recommended by the sole agents, Just Property. Whether you are looking for a family home or a flexible living space in a sought-after location, this Victorian gem offers it all.



## ROOM DIMENSIONS

|                              |                             |
|------------------------------|-----------------------------|
| Front Door                   | Principle Bedroom           |
| Entrance Vestibule           | 15'3" x 12'0" (4.67 x 3.68) |
| Hallway                      | Bedroom                     |
| Living Room                  | 11'6" x 9'4" (3.53 x 2.87)  |
| 15'1" x 11'8" (4.62 x 3.58)  | Bathroom/ WC                |
| Bedroom                      | Off Road Parking            |
| 16'6" x 11'8" (5.05 x 3.58)  | Terraced Rear Garden        |
| Lower Ground Floor           | Storage Shed                |
| Kitchen                      |                             |
| 14'0" x 13'8" (4.29 x 4.19)  |                             |
| Dining Area                  |                             |
| 14'11" x 10'5" (4.57 x 3.18) |                             |
| Cloakroom                    |                             |
| Utility Area                 |                             |
| First Floor Landing          |                             |

## FEATURES

- Victorian Terraced House
- Clive Vale Location
- Flexible Accommodation
- Three Bedrooms
- 15'2 Living Room
- Re-Fitted Kitchen
- Bathroom & Cloakroom
- Off-Road Parking
- Terraced Rear Garden
- Viewing Recommended

