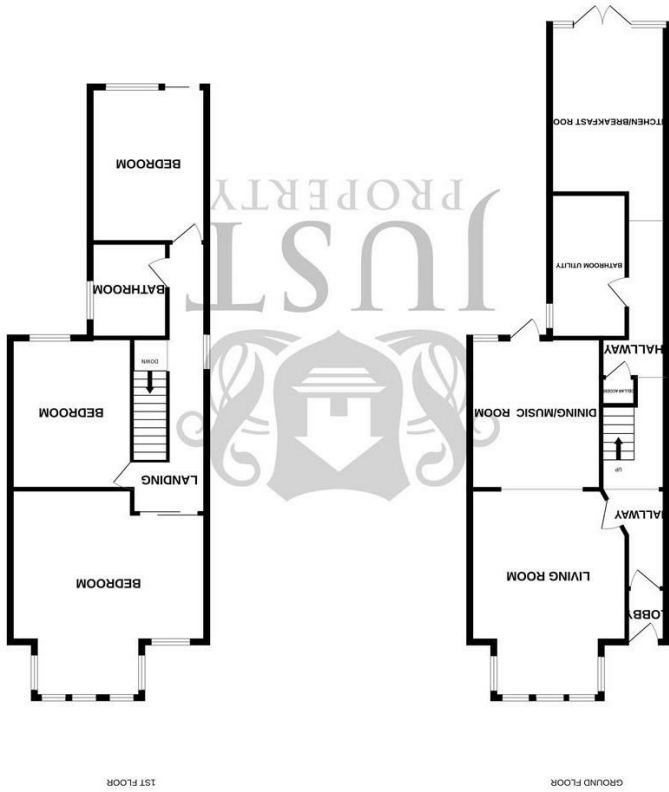




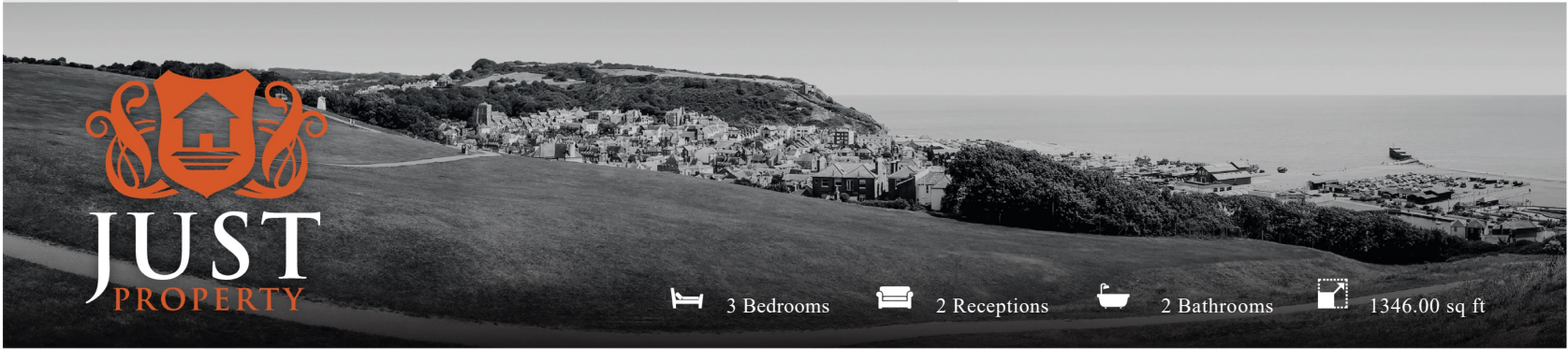
Energy Efficiency Rating		EU Directive 2002/91/EC		
		England & Wales		
Very energy efficient - lower running costs	A	(92 plus)	51	
	B	(81-91)		
	C	(69-80)		
	D	(55-68)		
	E	(39-54)		
	F	(21-38)		
	G	(1-20)		
Not energy efficient - higher running costs				
Potential	Current	81		



FLOORPLANS

2 Wellington Gardens, Hastings, TN34 3RL

www.justproperty.net



3 Bedrooms 2 Receptions 2 Bathrooms 1346.00 sq ft

2 Wellington Gardens, Hastings, TN34 3RL

Freehold

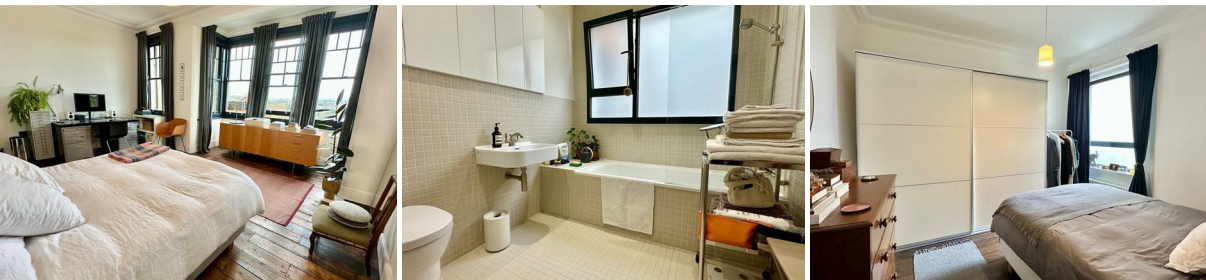
£650,000





Freehold

£650,000



PROPERTY DETAILS

A beautifully presented three-bedroom period home in the sought-after West Hill area of Hastings, offering a seamless blend of charm, character, and modern convenience.

Ideally positioned within walking distance of Hastings town centre, the West Hill, and the vibrant Old Town with its independent shops, cafés, and entertainment spaces, this stunning home also enjoys easy access to the seafront and promenade.

Wellington Gardens has been thoughtfully and individually designed to create a stylish yet functional living space. The property opens with an inviting entrance porch leading into a spacious hallway featuring the original staircase. The fully fitted kitchen and breakfast room enjoys direct access to the landscaped terraced garden, providing an ideal space for entertaining. The generous family lounge is bathed in natural light and features a wood-burning stove, seamlessly connecting to a versatile music or dining room. A well-appointed ground-floor shower room/utility room completes the level.

Upstairs, the first floor offers three beautifully presented double bedrooms, with the principal bedroom boasting impressive proportions and wonderful views. A stylish family bathroom completes the accommodation. Additional features include a useful cellar for storage, gas-fired central heating, and exquisite double-glazed windows. A Juliet balcony from the rear bedroom adds a touch of elegance.

Externally, the property showcases an attractive period façade and a charming terraced rear garden with established plants and shrubs, perfectly positioned to capture the afternoon and evening sun.

To fully appreciate this exceptional home, viewings are highly recommended through the vendor's chosen sole agents, Just Property.

ROOM DIMENSIONS

Front Door	Bedroom
Entrance Porch	17'4" x 16'2" (5.29 x 4.95)
Hallway	Bedroom
Family Lounge	12'7" x 10'11" (3.84 x 3.34)
17'1" x 13'3" (5.22 x 4.06)	Bedroom
Music / Reception Room	12'0" x 11'8" (3.68 x 3.57)
12'2" x 10'11" (3.73 x 3.34)	Bathroom
Shower / WC / Utility	7'11" x 6'11" (2.43 x 2.13)
7'7" x 5'8" (2.32 x 1.75)	Front Garden
Kitchen / Breakfast Room	Terraced Rear Garden
13'6" x 10'9" (4.14 x 3.29)	
Stairs Down To Cellar	
Cellar Area	
Stairs Up To Landing	

FEATURES

- Stunning Interior Design
- Three Spacious Double Bedrooms
- Wonderful Family Lounge With Woodburner
- Fitted Kitchen / Breakfast Room
- Two Bathrooms
- Useful Cellar Storage
- Terraced Rear Garden
- Popular West Hill Location
- Walking Distance To Old Town and Seafront
- Residential Parking Nearby



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.