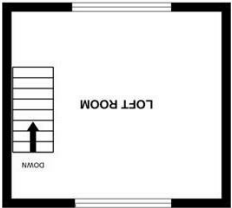
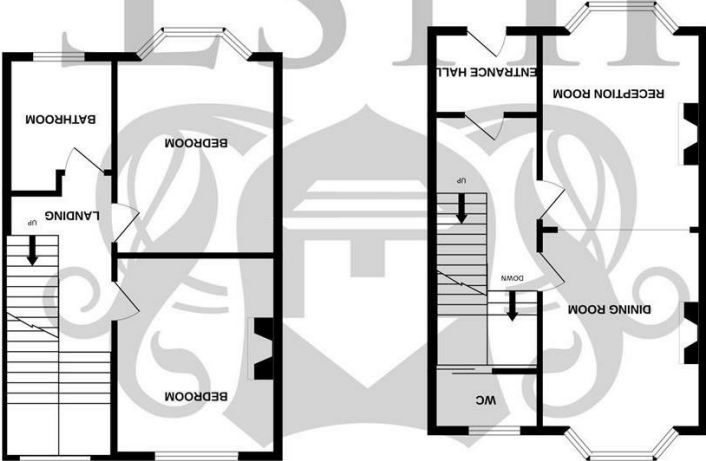




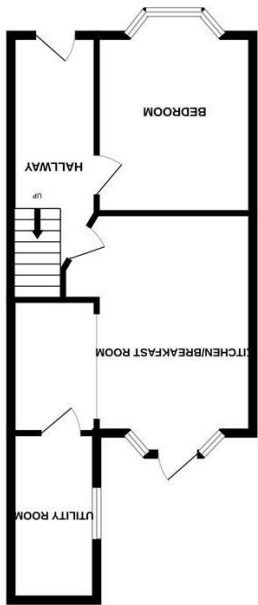
England & Wales		
EU Directive 2002/91/EC		
54	Not energy efficient - higher running costs	
	G	(1-20)
	F	(21-30)
	E	(31-50)
	D	(51-60)
	C	(61-80)
	B	(81-90)
84	Very energy efficient - lower running costs	
	A	(91-100)
Energy Efficiency Rating		
Potential	Current	



2ND FLOOR



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.

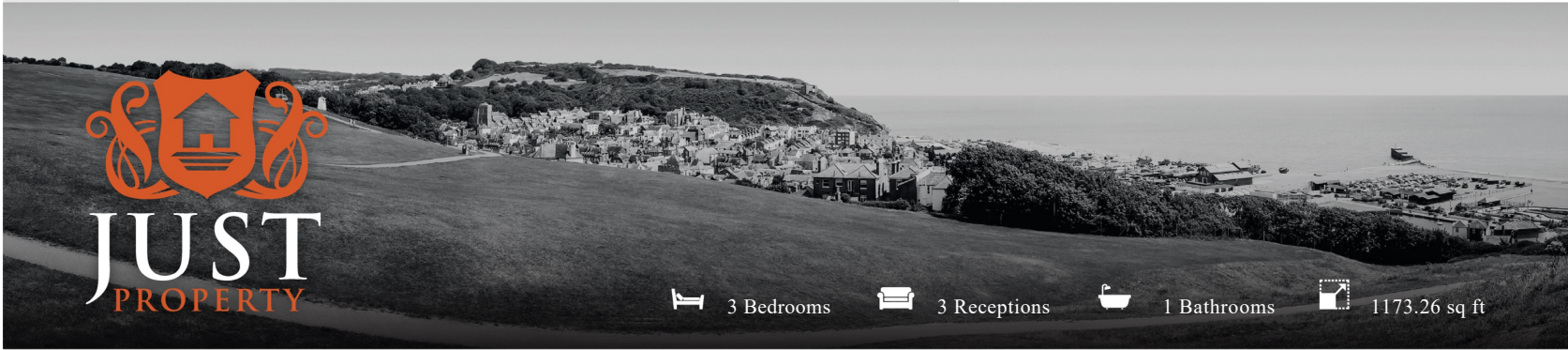
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39 St Thomas's Road, Hastings, TN34 3LG

FLOORPLANS

www.justproperty.net



39 St Thomas's Road, Hastings, TN34 3LG

Freehold

£399,950





Freehold

£399,950



3 Bedrooms



3 Receptions



1 Bathrooms



1173.26 sq ft

PROPERTY DETAILS

Just Property is proud to bring to the market this charming three-bedroom terraced home, located on the highly sought-after St. Thomas's Road, offering breathtaking sea views and situated in an enviable position on the West Hill. The property is full of character and boasts a spacious layout.

Upon entering the ground floor, you are greeted by a welcoming entrance hall leading to the dining room and separate reception room. Both rooms are filled with natural light, offering a warm and inviting atmosphere. Heading downstairs, you will find a convenient separate WC, along with a well-equipped kitchen/breakfast room. The kitchen is designed for modern living and provides ample space, while the adjoining utility room offers additional storage and workspace. There is also a versatile double bedroom on this level, offering flexibility for use as a guest room or home office.

On the first floor, you will find two additional double bedrooms, each enjoying a tranquil environment and offering great potential for personalisation. The family bathroom, well-appointed and spacious, serves these rooms and adds to the home's overall functionality.

The real gem of this property is the loft room on the top floor, which holds exciting potential for further development, whether as an office, playroom, or additional living space.

Outside, the home benefits from a delightful courtyard, perfect for relaxing or enjoying a morning coffee. With its superb location, this property offers the perfect blend of peaceful living and easy access to local amenities, making it a true West Hill gem.

To arrange access, please contact the vendor's choice of sole agents, Just Property.



ROOM DIMENSIONS

Front Door

Entrance Hall

Reception Room
13'9" x 12'2" (4.20m x 3.73m)

Dining Room
14'8" x 10'0" (4.49m x 3.06m)

Stairs To Lower Ground Floor

WC

Bedroom
11'1" x 11'3" (3.40m x 3.43m)

Kitchen/Breakfast Room
12'7" x 15'9" (3.84m x 4.81m)

Understair Storage

Utility Room
11'9" x 6'2" (3.60m x 1.90m)

Access To Rear Courtyard

Stairs To First Floor

Bedroom
10'1" x 12'1" (3.08m x 3.69m)

Bedroom
10'7" x 11'5" (3.24m x 3.48m)

Bathroom
9'11" x 5'1" (3.03m x 1.57m)

Stairs To Loft Room

Loft Room
14'9" x 15'5" (4.51m x 4.70m)

Rear Courtyard

FEATURES

- Far Reaching Sea Views
- Period Charm
- Excellent West Hill Location
- Three Double Bedrooms
- Rear Courtyard Garden
- Seperate Loft Room
- Close To Mainline Station & Local Amenities
- Generous Accommodation
- Seperate Access To Lower Ground Floor
- Gas Central Heating & UPVC Double Glazing

