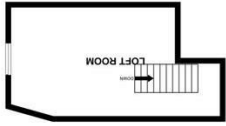
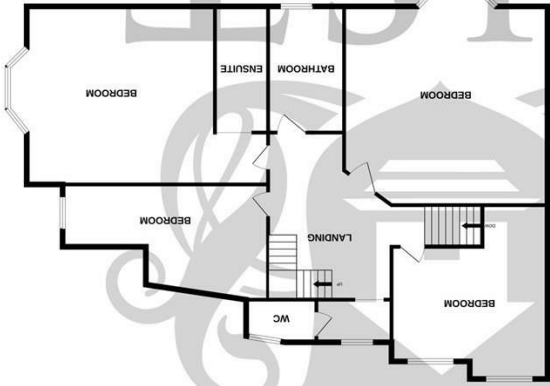




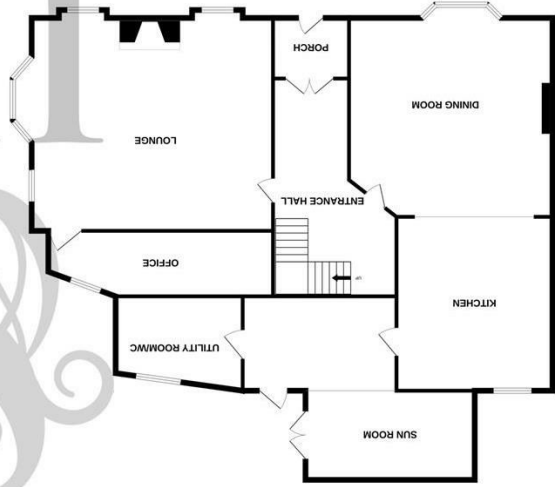
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
	Not energy efficient - higher running costs	G (1-20)
Current		63
Potential		82



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 other items are approximately taken 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.

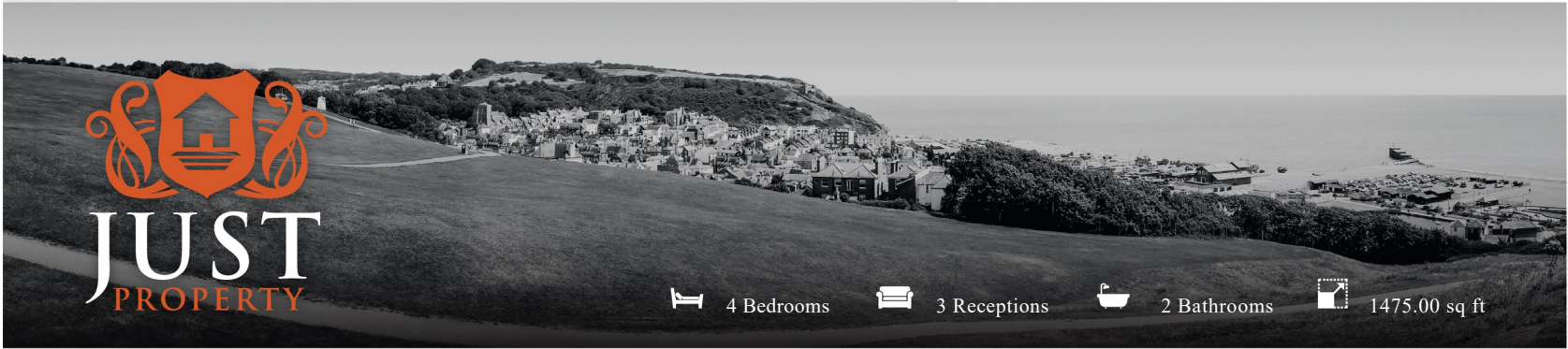
Made with Metropix ©2024



## FLOORPLANS

2 Wellington Road, Hastings, TN34 3RN

[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms 3 Receptions 2 Bathrooms 1475.00 sq ft

2 Wellington Road, Hastings, TN34 3RN

Freehold

£650,000







Freehold

£650,000



4 Bedrooms



3 Receptions



2 Bathrooms



1475.00 sq ft

## PROPERTY DETAILS

This stunning four-bedroom semi-detached family home offers breath-taking views of Hastings Castle stretching across to Beachy Head. Situated in a prime central location on the cusp of West Hill, it provides easy access to Hastings Town Centre, with its mainline railway station, Old Town, and the beach all within close reach.

Boasting grand proportions, the ground floor features a welcoming entrance hall that leads to a bay-fronted living room, offering ample natural light and a warm ambiance. Adjacent to this which is a study or home office. The heart of the home is the bespoke kitchen, which opens up into a spacious dining room, creating the perfect setting for family life and entertaining. A separate utility room adds to the home's functionality, while an additional reception room offers the flexibility of a cosy snug or second living space.

On the first floor, you'll find four generously sized bedrooms, including one with its own shower en-suite, providing comfort and convenience. The luxurious family bathroom/wet room has been thoughtfully designed with modern finishes. The property also features a loft room on the upper floor, complete with a window and measuring 22'3 x 13'2 —ideal as an occasional bedroom or for use as additional accommodation, subject to the necessary consents.

Externally, the home benefits from off-road parking, the driveway is wired and set up for EV charging. and a well-maintained garden, mainly laid to lawn, perfect for outdoor activities and relaxation.

With its stylish and spacious accommodation, breath-taking views, and prime location, this fantastic family home is one not to be missed.



## ROOM DIMENSIONS

Front Door

Entrance Hall

Family Lounge

Reception Room / Office

Dining Area

Kitchen

Garden Room

Utility Space

WC

Stairs Up To

WC - Half Landing

Landing

Bedroom

En Suite

Bedroom

Bedroom

Bedroom

Family Bathroom

Stairs To Loft Room

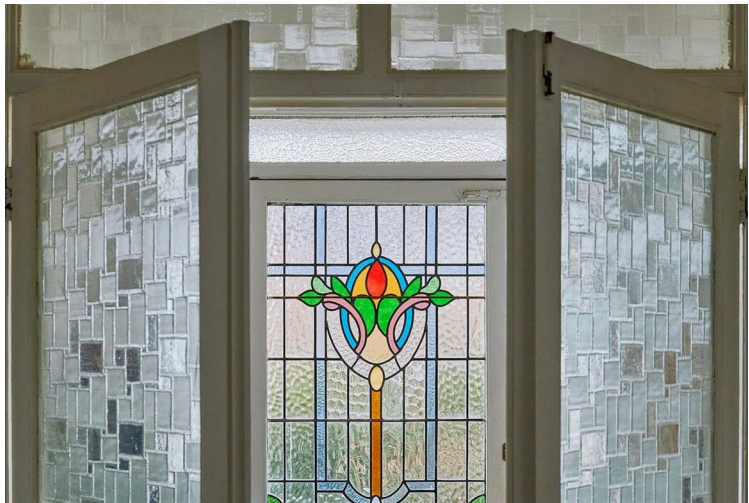
Garden

Off-road Parking

Rear Garden

## FEATURES

- Period Features
- Off-Road Parking & EV Wired
- Loft Room
- Spectacular Views
- Central Location
- Generous Accommodation
- Spacious Garden
- Semi-detached
- Walking Distance To Seafront and Old Town



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.