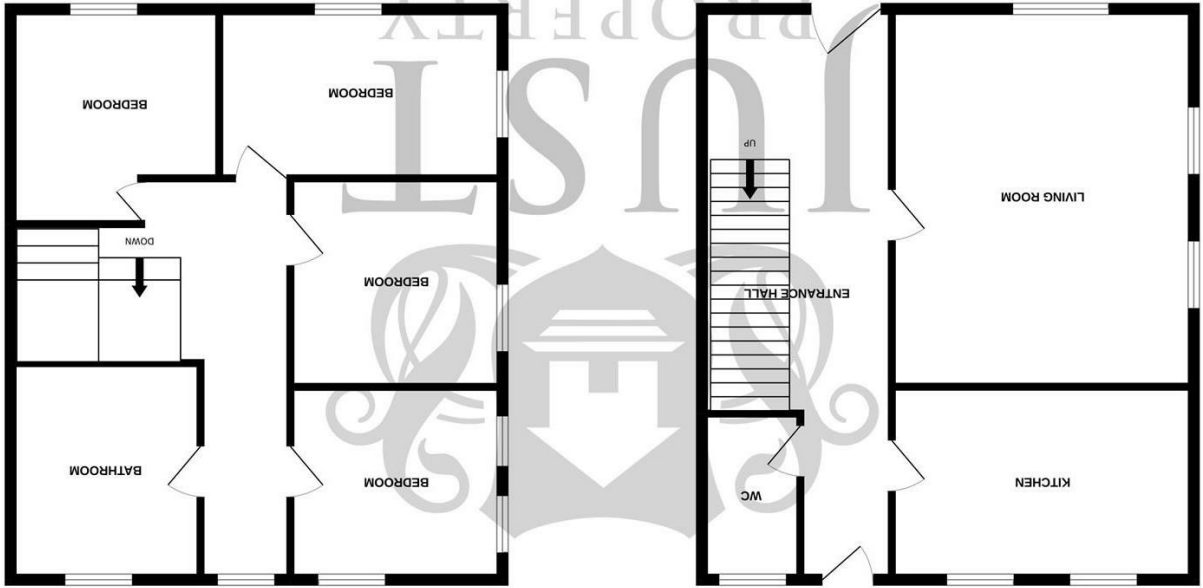




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
61		
78		



1ST FLOOR
683 sq.ft. (63.5 sq.m.) approx.

GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.

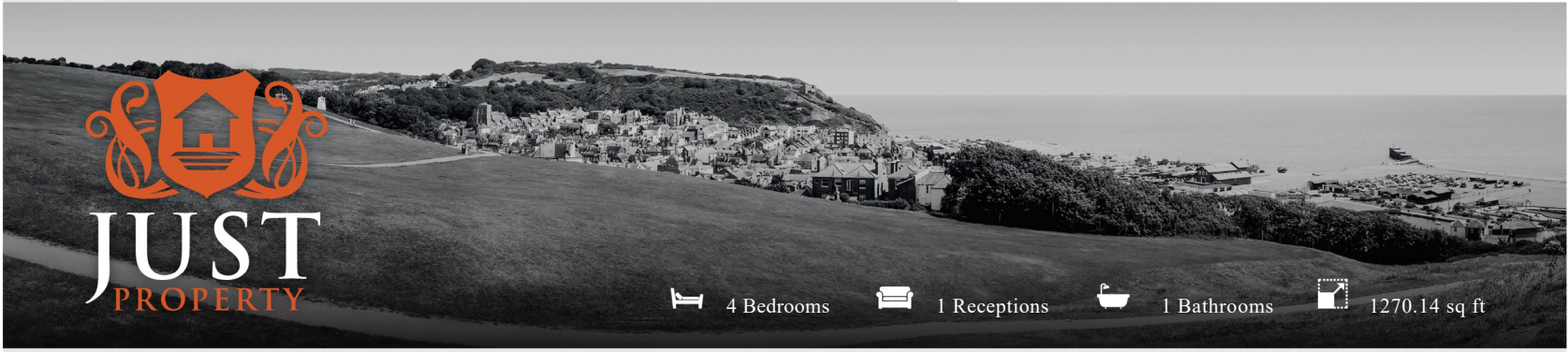
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is illustrative purposes only and should be used as such by any prospective purchaser. 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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158 Frederick Road, Hastings, TN35 5AU

FLOORPLANS

www.justproperty.net



158 Frederick Road, Hastings, TN35 5AU

Freehold

£300,000





Freehold

£300,000



4 Bedrooms 1 Receptions 1 Bathrooms 1270.14 sq ft

PROPERTY DETAILS

CHAIN FREE

Just Property are delighted to present to the market this substantial and characterful four-bedroom end-of-terrace home, situated in a sought-after residential area of Hastings. Boasting spacious, well-proportioned accommodation and high ceilings throughout, this is a truly impressive period property — viewings are highly recommended.

While the property would benefit from some cosmetic updating, it offers exceptional potential for new owners to put their own stamp on it. The current layout comprises a welcoming entrance hallway with storage, a large dual-aspect living room, a recently fitted kitchen overlooking the rear garden, a ground floor cloakroom/WC, a first-floor family bathroom, and four generously sized bedrooms.

Occupying a generous plot, the home also enjoys a good-sized, partially walled rear garden, which is both attractive and private, with the added benefit of direct access to an allocated residents' parking space.

This excellent location provides convenient access to a number of local schools, Hastings train station, and a variety of shopping facilities. The historic Old Town and seafront are also within easy reach.

If you're seeking a charming period home with plenty of space, character, and scope to improve, this property is not to be missed.

Please contact Just Property for further information or to arrange your viewing.

ROOM DIMENSIONS

- Entrance Hall
- Living Room
19'9" x 13'9" (6.03 x 4.21)
- Kitchen
13'5" x 7'6" (4.09 x 2.29)
- W/C
- Stairs Up To
- Landing Area
- Bedroom
11'6" x 6'11" max (3.52 x 2.11 max)
- Bedroom
13'10" x 7'10" (4.22 x 2.40)
- Bedroom
11'5" x 10'3" (3.49 x 3.14)
- Bedroom
10'3" x 7'8" (3.13 x 2.36)

- Bathroom
- Outside
- Front Garden
- Rear Garden
- Parking Space

FEATURES

- Substantial End of Terrace House
- Period Features
- Good Sized Rear Garden
- Gas Boiler with Radiators
- Allocated Parking Space To Rear
- Popular Location
- Easy Reach of Schools & Shopping Facilities
- Potential to Improve
- CHAIN FREE



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.