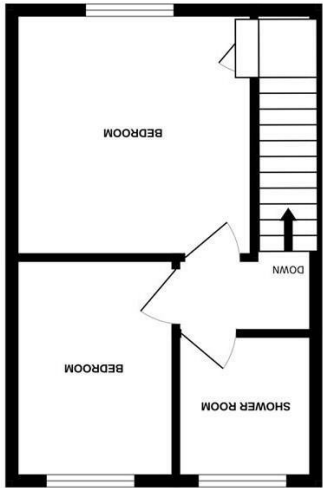




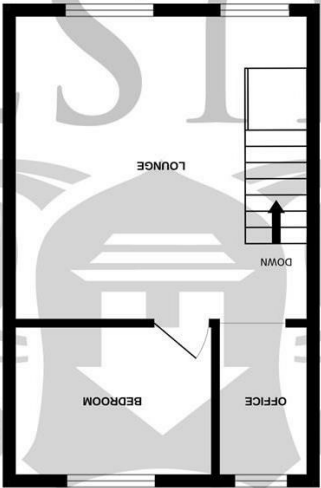
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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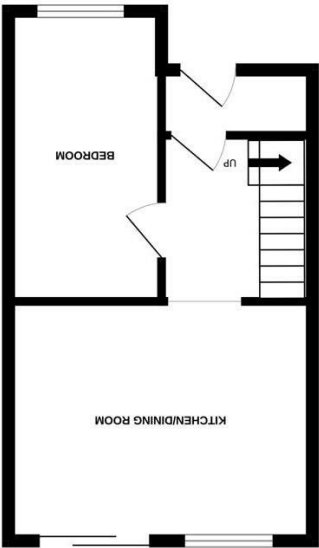
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	71	87
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



2ND FLOOR



1ST FLOOR



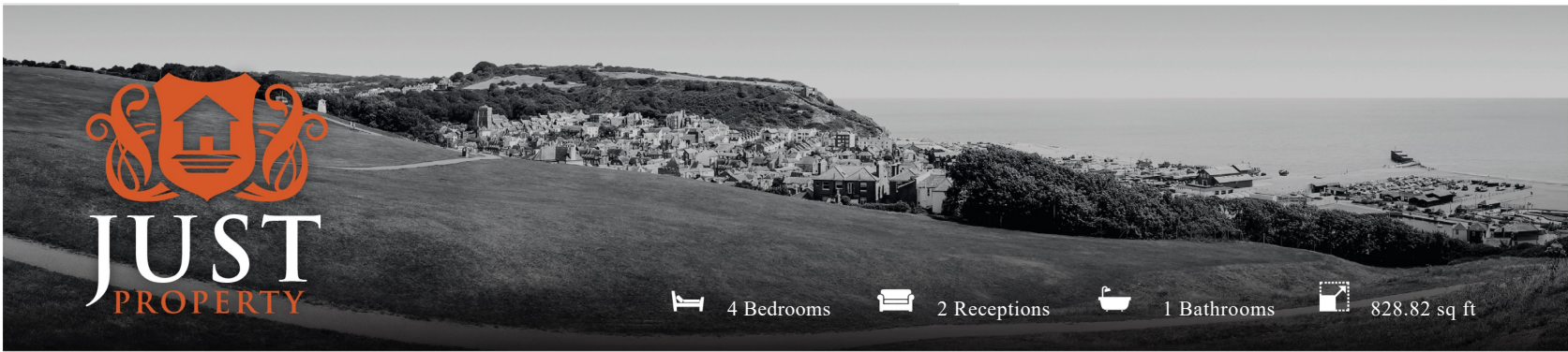
GROUND FLOOR



FLOORPLANS

163 Bembrook Road, Hastings, TN34 3PD

www.justproperty.net

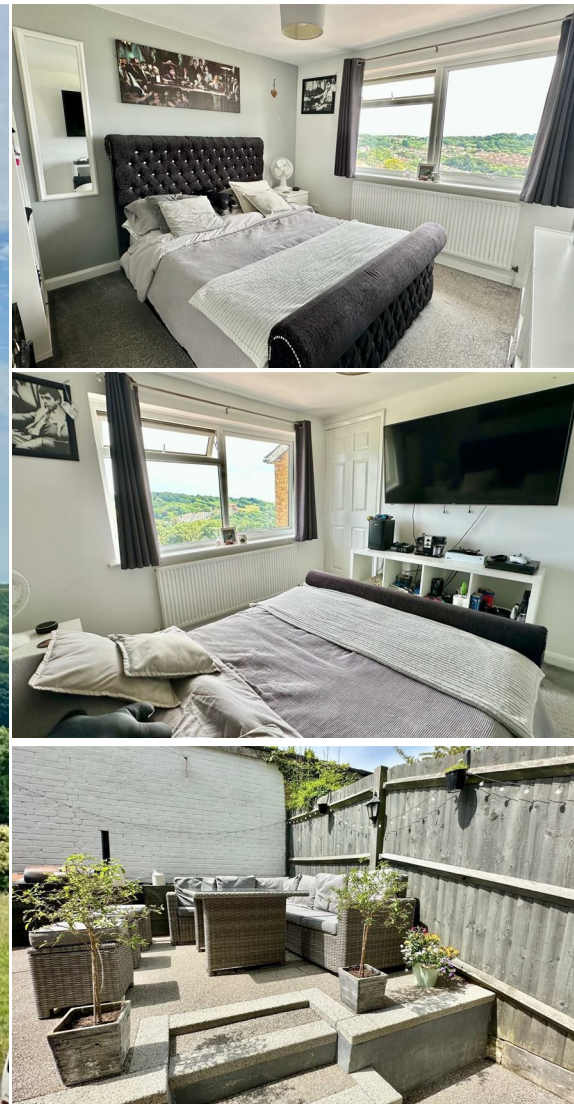


4 Bedrooms 2 Receptions 1 Bathrooms 828.82 sq ft

163 Bembrook Road, Hastings, TN34 3PD

Freehold

£339,950





Freehold

£339,950



4 Bedrooms 2 Receptions 1 Bathrooms 828.82 sq ft

PROPERTY DETAILS

A fantastic opportunity to acquire a spacious four-bedroom mid-terraced home set within the highly sought-after West Hill area of Hastings, enjoying far-reaching views over the Country Park and out to the English Channel.

This well-positioned property is ideally located within walking distance of local schools, regular bus routes, Ore train station, and offers easy access to both Hastings' historic Old Town and vibrant town centre, as well as the seafront and beach.

The accommodation is arranged over three floors and comprises: an entrance vestibule, welcoming hallway, ground floor bedroom, and a modern fitted kitchen/diner with sliding doors leading to the enclosed rear courtyard garden. On the first floor, you'll find a bright living room, an additional bedroom, and a versatile third room – perfect as a study, nursery, or dressing room. The second floor offers two further double bedrooms and a contemporary family shower room with W.C.

Externally, the rear garden has been thoughtfully landscaped to create a calming and private outdoor space, ideal for relaxing or entertaining.

Additional benefits include uPVC double glazing, gas-fired central heating, and the property is being sold chain free – ready for a smooth transaction.

Homes in this elevated and desirable location rarely come to market, and this one offers fantastic potential for families, those working from home, or anyone seeking sea views in a peaceful setting.

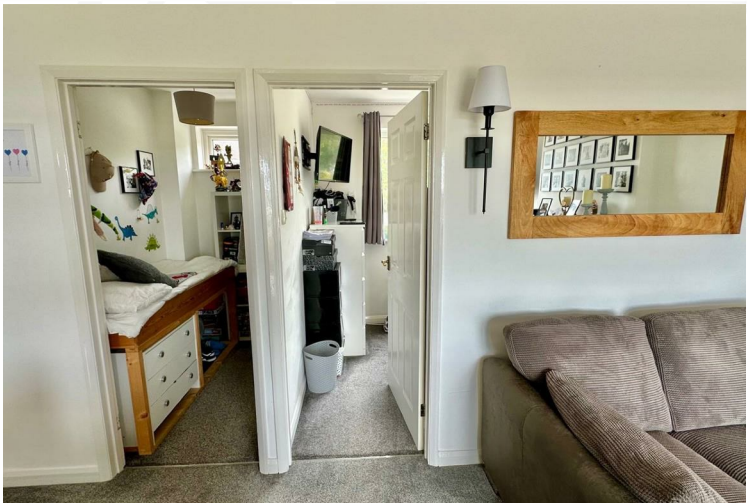
Viewing is highly recommended via sole agents, Just Property.

ROOM DIMENSIONS

Front Door	Bedroom
Porch	10'7" x 10'5" (3.25 x 3.18)
Hallway	Bedroom
9'8" (2.97)	9'8" x 6'9" (2.97 x 2.06)
Kitchen / Dining Room	Shower Room / WC
13'5" x 11'3" (4.11 x 3.43)	6'3" x 6'0" (1.91 x 1.83)
Bedroom	Off Road Parking
17'3" x 7'4" (5.26 x 2.25)	Front Garden Area
Stairs To	Enclosed Rear Garden
Living Room	
13'6" x 13'5" (4.14 x 4.11)	
Bedroom	
8'9" x 7'6" (2.67 x 2.29)	
Nursery / Office	
6'11" x 4'3" (2.13 x 1.32)	
Stairs Up To Landing	

FEATURES

- Mid Terraced Property
- Amazing Views
- West Hill Position
- Updated Rear Garden
- Four Bedrooms
- CHAIN FREE
- Off Road Parking
- Light and Spacious Interiors
- Fitted Kitchen



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.