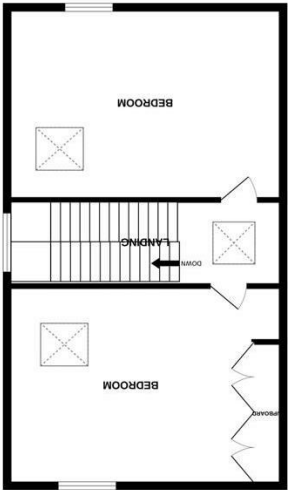
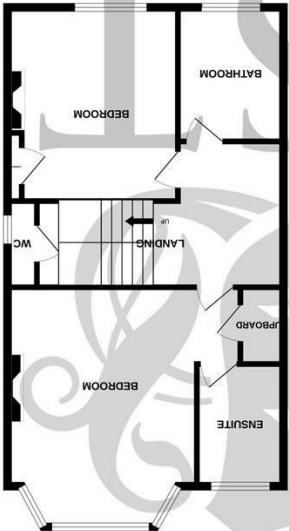




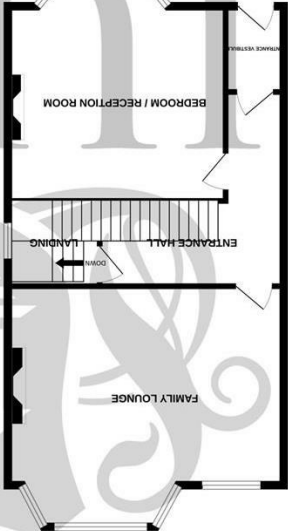
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	62	78
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



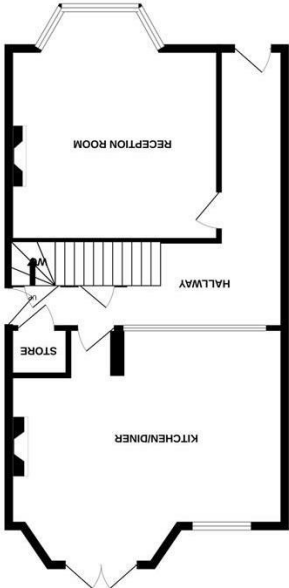
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



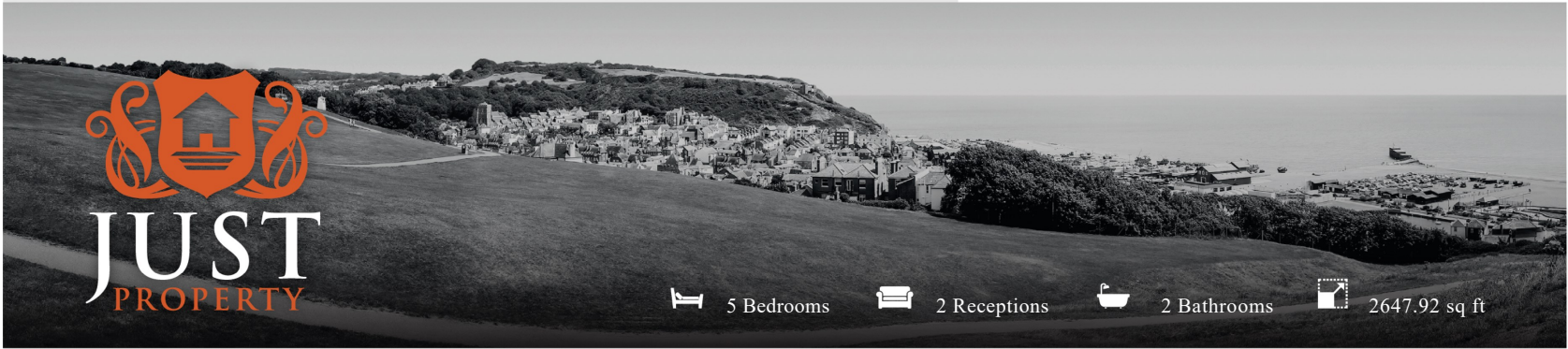
LOWER FLOOR

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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5 Bedrooms 2 Receptions 2 Bathrooms 2647.92 sq ft

39 Quarry Road, Hastings, TN34 3SA

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FLOORPLANS

Freehold

£750,000





Freehold

£750,000

5 Bedrooms

2 Receptions

2 Bathrooms

2647.92 sq ft

PROPERTY DETAILS

Just Property are delighted to be the vendor's sole agents for this impressive five-bedroom Victorian home, situated on a quiet residential road just off the Mount Pleasant Estate in Hastings. Built in 1874, this elegant property spans four floors and offers over 2,500 sq ft of beautifully proportioned accommodation, complete with stunning views across the West Hill and out to sea.

The ground floor features a wide hallway, a large rear reception room with bay window and period fireplace, and a second grand reception at the front with tall ceilings and views over Quarry Terrace. The lower ground floor provides a more informal living space with a spacious kitchen/dining room fitted with handmade cabinetry, a Rangemaster cooker and log burner. French doors lead directly out to the rear garden. There's also a third reception/snug with fitted bookcases and exposed brick fireplace.

Upstairs, the first floor offers a generous principle bedroom with walk-in wardrobe, ensuite and sea views, a second large double bedroom, and a family bathroom. The top floor includes two further doubles with built-in storage and exposed floorboards, and a skylight above the landing to bring in extra light.

Outside, the mature southeast-facing garden is tiered with flowering beds, shrubs, a pond and secluded seating area. There's also a potting shed and gated side access. The house is ideally located for Alexandra Park, Queens Road, Hastings Old Town, the seafront and both Hastings and Ore stations.

Viewings are strictly by appointment via the vendor's sole agents, Just Property.



ROOM DIMENSIONS

Lower Front Door	Principal Bedroom
Hallway	15'8" x 10'5" (4.8 x 3.2)
W.C	En-Suite Bathroom
Kitchen/Dining Room	Bedroom
18'0" x 9'10" (5.5 x 3.0)	13'1" x 11'9" (4.0 x 3.6)
Reception Room	Bathroom
15'1" x 13'1" (4.6 x 4.0)	Stairs to
Stairs to	Landing
Front Door	Bedroom
Reception Room	14'9" x 13'5" (4.5 x 4.1)
18'4" x 13'5" (5.6 x 4.1)	Bedroom
Bedroom/Reception Room	14'9" x 13'5" (4.5 x 4.1)
15'5" x 14'5" (4.7 x 4.4)	Rear Gardens
Stairs to	
Landing	

FEATURES

- Stunning Victorian Villa
- Arranged Over Four Floors
- Many Original Features
- Five Bedrooms
- Stunning Well Established Rear Garden
- Popular Area Close to Seafront , Town Centre and Alexandra Park
- Versatile Accommodation
- Over 2500 SQ Ft Of Living Space
- Great Views Towards West Hill

