



Moloney
COUNTRY PROPERTY



102

104 ST. GEORGES ROAD HASTINGS

104 ST. GEORGE'S ROAD, HASTINGS, EAST SUSSEX. TN34 3NE

CHAIN FREE. A WELL PRESENTED, 2 BED, MID TERRACE VICTORIAN BAY FRONTED HOUSE, CONVENIENTLY LOCATED WITHIN EASY REACH OF THE WEST HILL, HASTINGS TOWN CENTRE, SEA FRONT AND MLS. OFFERING ACCOMMODATION ARRANGED OVER TWO FLOORS AND COMPRISING ENTRANCE HALL, SITTING ROOM, KITCHEN/DINING ROOM, UTILITY AREA, CONSERVATORY/GARDEN ROOM, BATH/SHOWER ROOM, TWO DOUBLE BEDROOMS & ELEVATED TERRACED REAR GARDEN.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, KITCHEN/DINING ROOM, UTILITY AREA, CONSERVATORY/GARDEN ROOM, BATH/SHOWER ROOM. FIRST FLOOR LANDING, BEDROOM ONE WITH EN-SUITE CLOAKROOM, BEDROOM TWO. SMALL PAVED AREA TO THE FRONT, REAR TERRACE WITH STEPS TO ELEVATED, TERRACED REAR GARDEN. GFCH.



Flight of steps up to:

Front door with leaded light, stained glass panel over to:

ENTRANCE HALL: Tiled floor. Dado rail. Stairs to the first floor. Door to:

SITTING ROOM: Bay style double glazed window to the front. Wooden fire surround on slate hearth with decorative tiled slips. TV point.

KITCHEN/DINING ROOM: Window looking through to conservatory/boot room. Fitted with range of white base and wall units with wood effect work top over. Gas hob with Beko oven below, extractor over. Single bowl, single drainer sink unit with mixer tap. Tiled splashbacks. Shelved larder cupboard. Wooden fire surround. Inset ceiling lights. Wood effect herringbone laminate floor. Under stairs cupboard. Space for table. Door to:

UTILITY AREA/CONSERVATORY/GARDEN ROOM: Utility area fitted with range of wood effect base units with roll edge laminate worktop over, inset with single bowl, single drainer, stainless steel sink unit. Plumbing for washing machine, space for upright fridge freezer. Storage shelves. Tiled floor. Door to the bath/shower room. Opens to conservatory/garden room with sky light window over & door to the rear.

BATH/SHOWER ROOM: Obscure double glazed windows to side and rear. Fitted with white suite comprising WC, pedestal hand basin and handled panelled bath with shower over, glass screen to side, set into tiled surround. Cork tiled floor. Extractor.

GUIDE PRICE £225,000



Stairs with wooden handrail to:

FIRST FLOOR LANDING: Loft hatch. Matching doors to both rooms.

BEDROOM ONE: Twin double glazed windows to the front. Door to:

EN-SUITE CLOAKROOM: Fitted with white suite comprising WC and small corner hand basin. Wood effect herringbone laminate floor.

BEDROOM TWO: Double glazed window overlooking the rear garden. Built in wardrobe cupboards. Cupboard housing Vaillant gas fired boiler servicing hot water and central heating.

OUTSIDE: The property is approached via a flight of steps with paved area to the side. To the rear is a small, fully enclosed terrace area with steps up to an elevated, terraced garden, which is laid to lawn with seating areas, planted beds and borders.

SERVICES: All mains services are connected. Gas central heating

FLOOR AREA: 84m² (904 ft²) approx.

EPC RATING: 'C'

LOCAL AUTHORITY: Hastings Borough Council

COUNCIL TAX BAND: 'B'

TENURE: Freehold

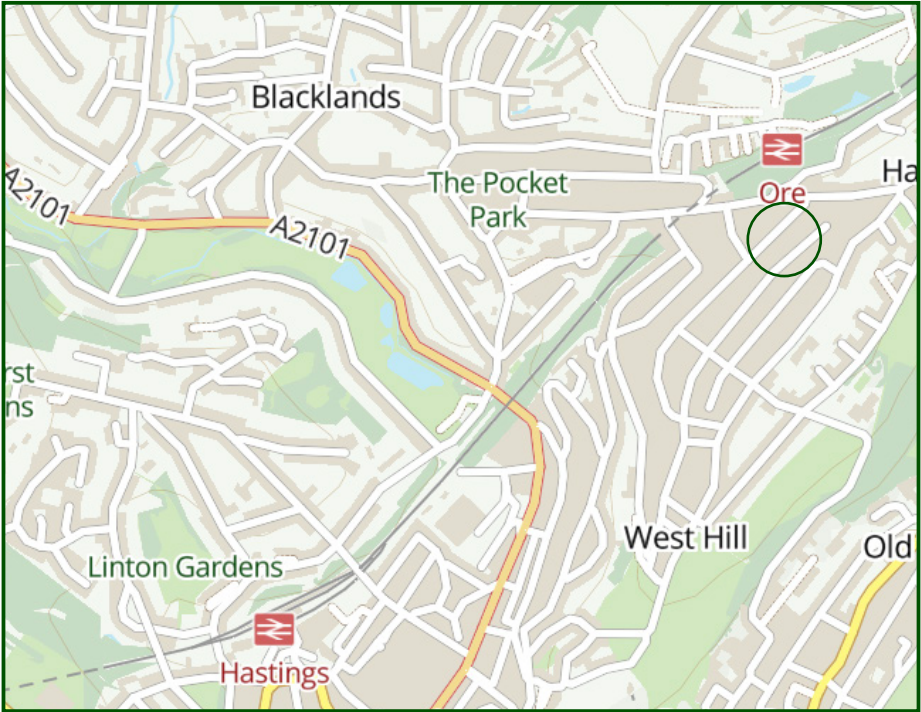
TRANSPORT LINKS: For the commuter, Hastings & Ore stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling from Rye towards Hastings on the A259, continue through Ore, at the traffic lights bear right onto Priory Road, signposted London & Brighton. Continue onto Mount Pleasant Rd, taking the left turn into St George's Rd. No 104 will be found on the left.

What3Words (Location): [owls.throw.chat](https://www.what3words.com/owls.throw.chat)

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

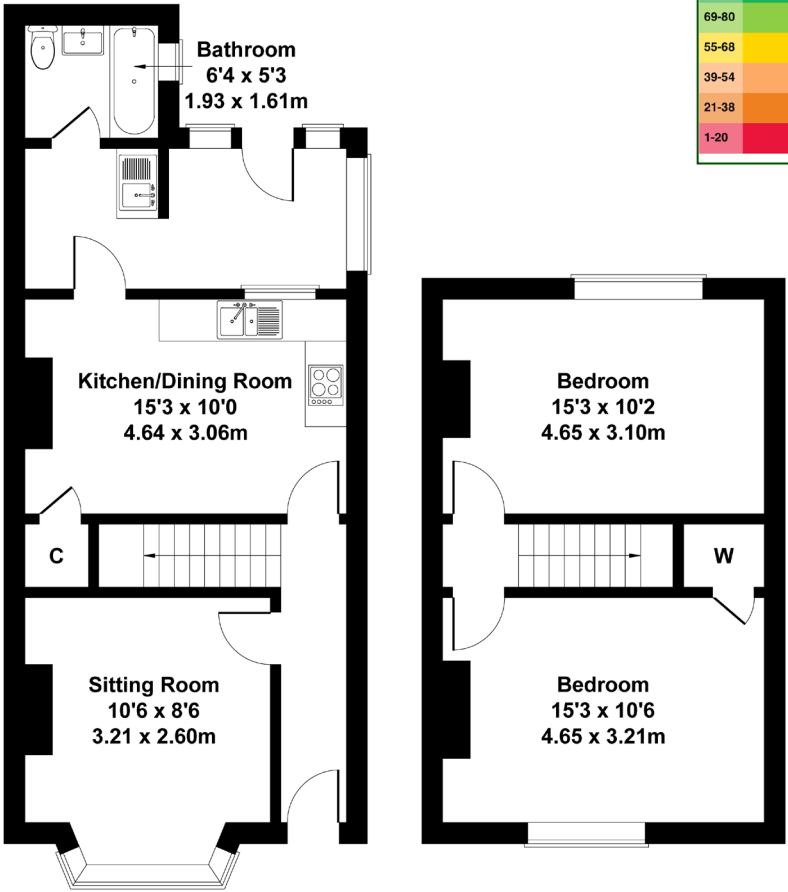


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

104 St Georges Road

Approximate Gross Internal Area
904 sq ft - 84 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.

MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828