



St. Georges Road, Hastings TN34 3NE

welcome to

St. Georges Road, Hastings

**** GUIDE PRICE £280,000-£290,000****

An exciting opportunity to acquire this well-presented mid-terraced house located in West hill location with easy access to the town centre, shops and Ore train station. The property is accessed via private front door into lounge, Modern kitchen/dining room and staircase rising to first floor with three bedrooms and bathroom. Benefits of the property include landscaped rear garden and central heating throughout the property with internal viewings highly recommended.



Lounge

16' 1" x 12' 6" (4.90m x 3.81m)

Access via private front door into lounge with two double glazed sash windows, coir matting, radiator, fireplace and laminate flooring.

Kitchen/ Dining Room

14' 11" x 10' 11" (4.55m x 3.33m)

Two double glazed windows to rear aspect, radiator, storage cupboards understairs, and rear aspect patio doors. Kitchen area has matching wall and base units with one and a half bowl sink and drainer unit, wall mounted boiler, range cookers, freestanding white goods, extractor and tiled splashbacks.

First Floor Landing

Bedroom One

10' 7" x 9' 2" (3.23m x 2.79m)

Double glazed window to rear aspect, radiator, carpet, storage cupboard, and wardrobe and loft access.

Bedroom Two

10' 11" x 7' 5" alcove (3.33m x 2.26m alcove)

Double glazed sash window, radiator, storage cupboard and laminate flooring.

Bedroom Three

8' 4" max x 10' 9" max (2.54m max x 3.28m max)

Double glazed sash window, radiator, carpet and spot lights.

Bathroom

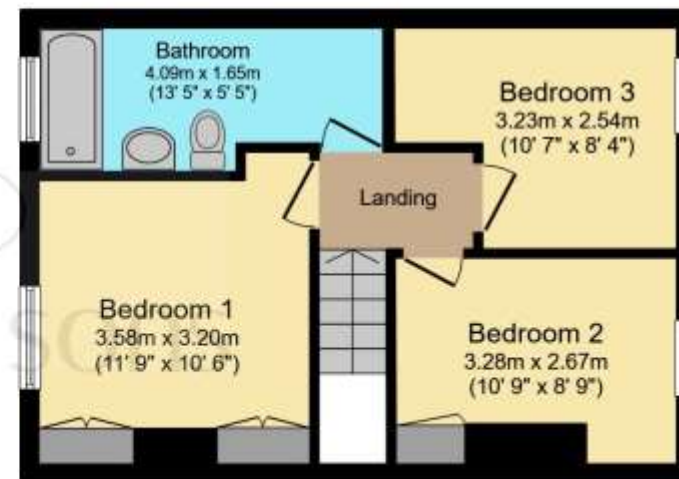
P shaped panelled bath with shower attachment, heated towel rail, wc, wash hand basin set into vanity unit, partly tiled walls, spot lights and double glazed window to rear aspect.

Rear Garden

An extensive rear garden with decked area, rising to lawn with further tiers having mature trees and shrubs surrounded by fenced boundaries.



Ground Floor



First Floor

Total floor area 73.4 m² (790 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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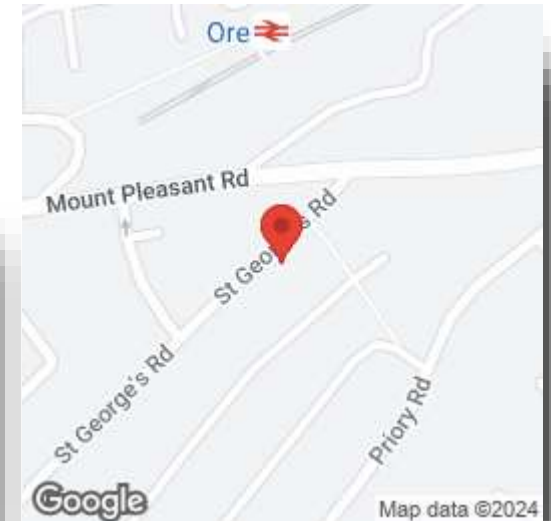
St. Georges Road, Hastings

- Mid-terraced House
- Three Bedrooms
- Lounge
- Modern Kitchen/Dining Room
- Bathroom
- Extensive Rear Garden

Tenure: Freehold EPC Rating: D

guide price

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAS121424 - 0003

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