



**Plynlimmon Road, Hastings TN34 3LU**

**welcome to**

## **Plynlimmon Road, Hastings**

A spacious two-bedroom terrace house located in the popular West Hill area of Hastings. This property provides a large entrance hall that leads to the bright lounge which benefits from a front bay window, a dining room currently used as a home office, a kitchen with ample cupboard space with a separate utility room that leads to the garden. On the top floor you will find two double bedrooms both including fitted wardrobes with the main room offering a large bay window and window seat. The bathroom offers the choice of a bath and separate shower cubicle whilst the toilet is separate. Outside offers a mature garden split over a couple of tiers with shrubs and bushes.



### Entrance Hall

Door to front aspect that leads into the entrance hall that provides stairs to the first floor.

### Lounge

14' into bay x 12' 7" ( 4.27m into bay x 3.84m )

Bay window to front aspect, Fireplace that houses an electric fire. radiator.

### Dining Room

10' 9" x 10' ( 3.28m x 3.05m )

Built in shelves, window opening to the utility space.

### Kitchen

11' 7" x 7' 4" ( 3.53m x 2.24m )

Double glazed window to the rear aspect, a range of wall and base units to incorporate a gas over and hob, sink and drainer, with space for a dish washer. opening to the utility room.

### Utility Room

wall and base units with space for a fridge/freezer, washing machine and tumble dryer. door leading to the rear garden.

### Landing

#### Bedroom One

14' 4" into bay x 16' 6" ( 4.37m into bay x 5.03m )

Double glazed bay window to the front aspect, Large built-in wardrobes, radiator.

#### Bedroom Two

10' 9" x 10' 4" ( 3.28m x 3.15m )

Double glazed window to the rear aspect, radiator, built in cupboard.

### Bathroom

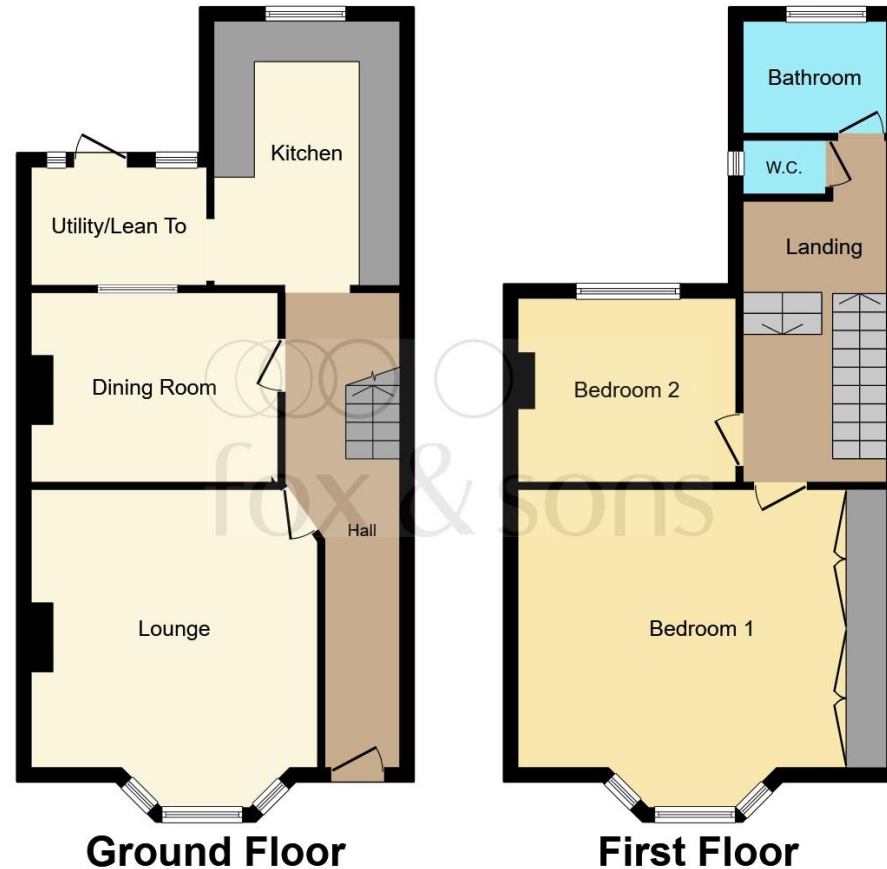
Double glazed window to the rear aspect, Bath and separate shower cubicle, vanity unit.

### Separate Toilet

Window to the side aspect, w.c

### Rear Garden

Tiered garden, with power and hot and cold water.



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](http://www.focalagent.com)



**view this property online** [fox-and-sons.co.uk/Property/HAS121514](http://fox-and-sons.co.uk/Property/HAS121514)



welcome to

## Plynlimmon Road, Hastings

- WEST HILL LOCATION
- TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- LARGE KITCHEN AND UTILITY ROOM
- MATURE GARDEN

Tenure: Freehold EPC Rating: Awaited

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS121514](https://fox-and-sons.co.uk/Property/HAS121514)



Property Ref:  
HAS121514 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01424 722177**



[hastings@fox-and-sons.co.uk](mailto:hastings@fox-and-sons.co.uk)



33 Havelock Road, HASTINGS, East Sussex,  
TN34 1BE



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**