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**12 Plynlimmon Road, Hastings, TN34 3LT**  
**Guide Price £260,000 - £280,000 Freehold**



**\*\* GUIDE PRICE £260,000 - £280,000 \*\*** Nestled on Plynlimmon Road in the charming area of Hastings, this delightful period mid terraced house offers a wonderful opportunity for those looking to create their dream home. Spanning an impressive footprint across three storeys, the property features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, this residence is ideal for families or those seeking extra space. The bathroom, while functional, presents an opportunity for modernisation, allowing you to tailor the space to your personal taste. The house is chain-free, making the purchasing process smoother and more straightforward. One of the standout features of this property is the stunning townscape views to the rear, providing a picturesque backdrop to your daily life. Additionally, the rear outside space offers a private area for relaxation or gardening, enhancing the appeal of this home. Although the property requires some modernisation throughout, it is brimming with potential and awaits your creative touch. This is a fantastic chance to invest in a home in the desirable West Hill location, where you can enjoy the vibrant community and local amenities that Hastings has to offer. Don't miss out on this opportunity to make this house your own.













Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

820.52 ft<sup>2</sup>

76.23 m<sup>2</sup>

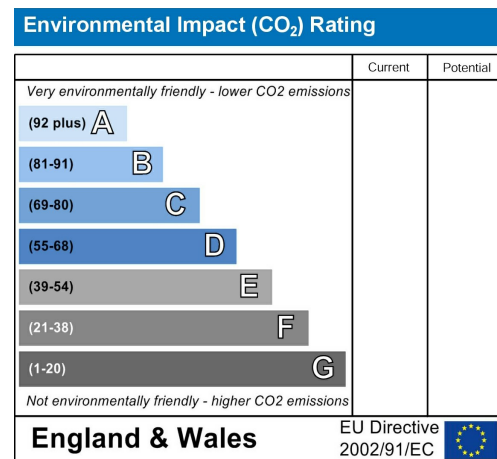
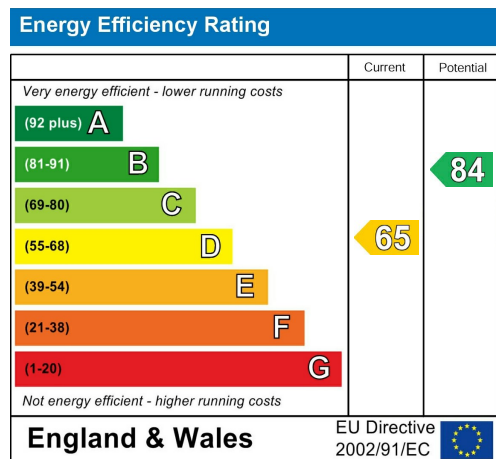
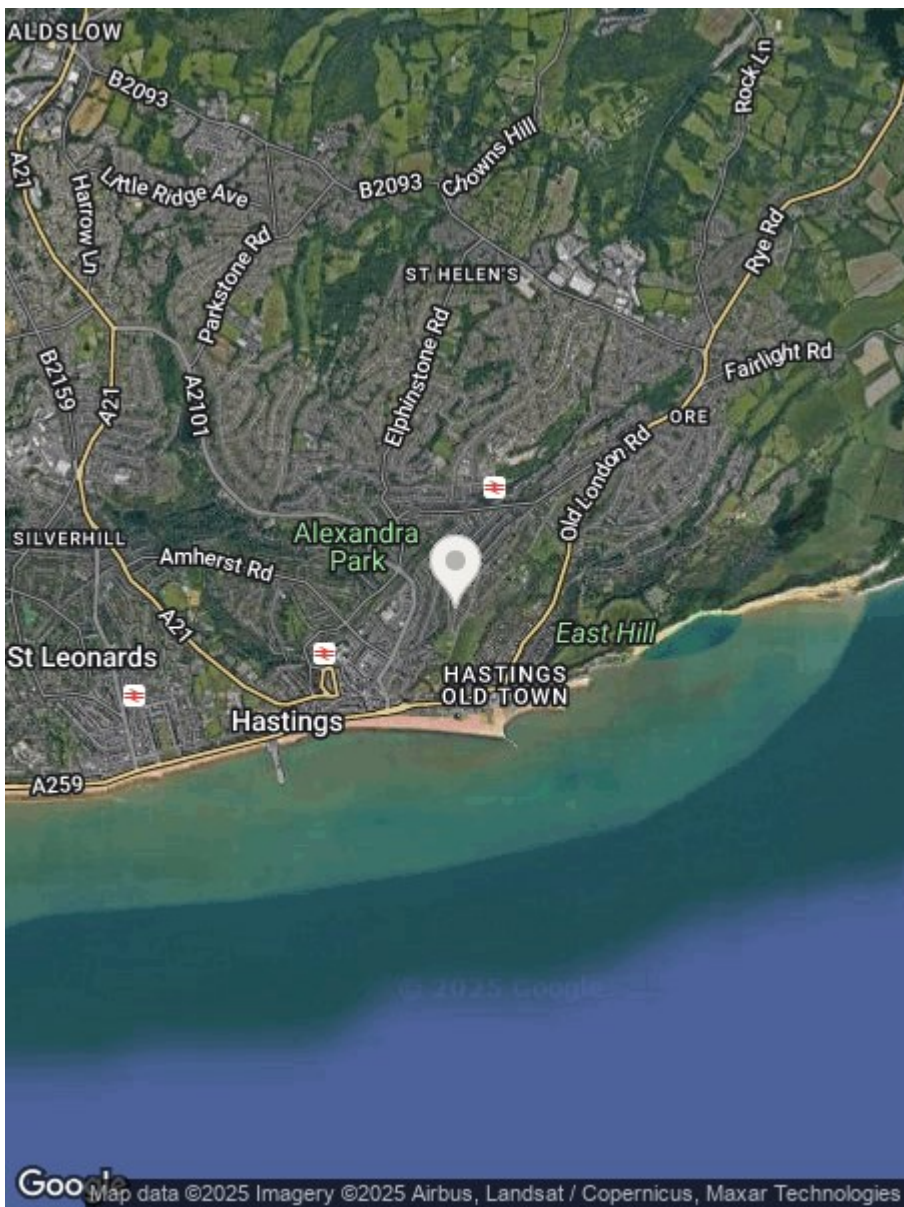
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





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