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137 St. Georges Road, Hastings, TN34 3NF
Guide Price £260,000 - £270,000 Freehold

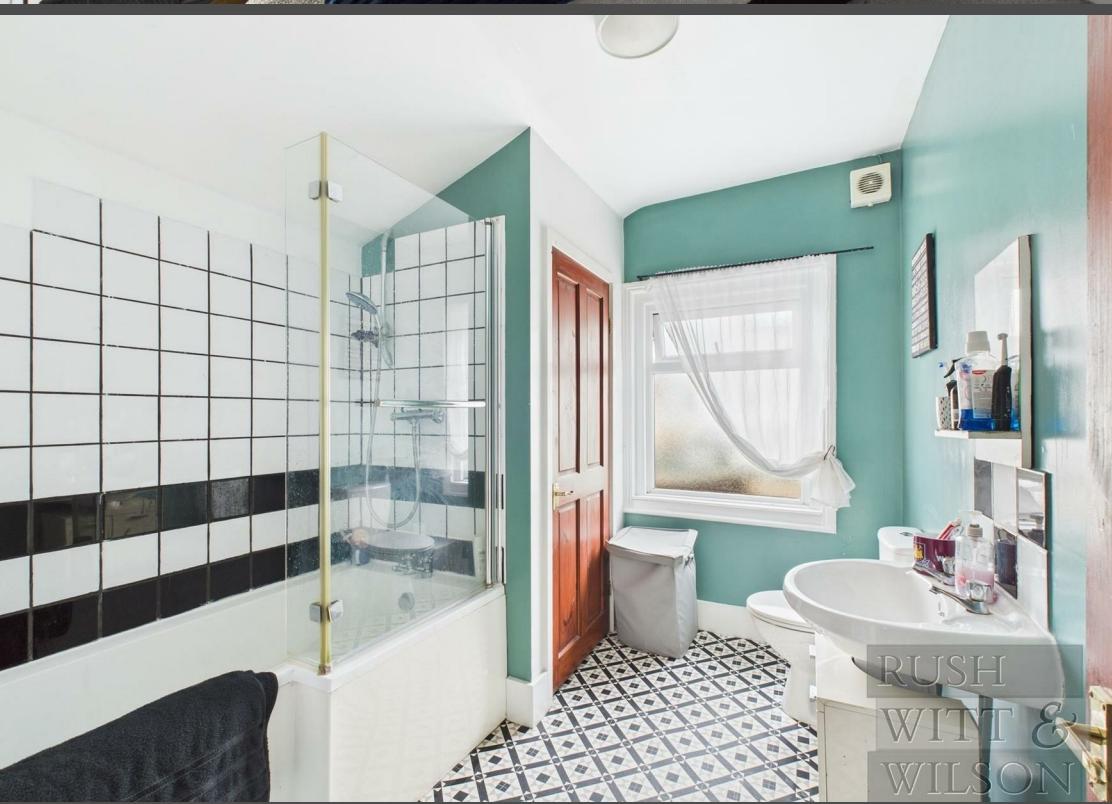
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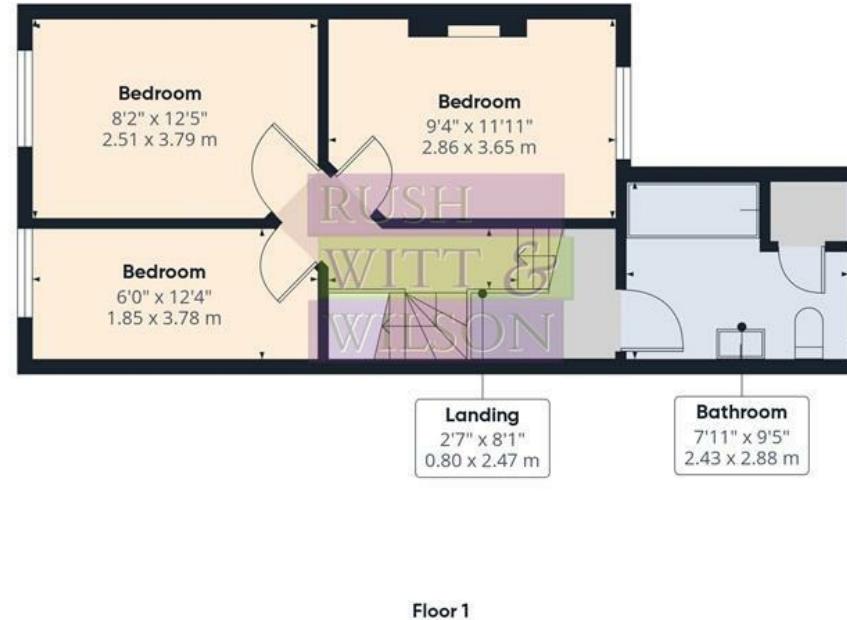
GUIDE PRICE £260,000 - £270,000 Nestled on the desirable St. Georges Road in Hastings, this charming mid-terraced period home offers a perfect blend of space and comfort, making it an ideal choice for families. With three well-proportioned bedrooms and a spacious loft room considered ideal for multiple uses, this property provides versatile accommodation spread over three floors. Upon entering, you are welcomed by a generous entrance hall that leads to a bright and airy lounge, perfect for relaxation. The separate dining room offers an inviting space for family meals and gatherings, while the kitchen is conveniently located for ease of access. The first floor features three good-sized bedrooms, complemented by a modern bathroom suite that caters to the needs of a busy household. The loft room, currently used as an occasional bedroom, adds further flexibility to the living space, allowing for various uses such as a home office or playroom. Outside, the private rear garden presents a delightful area for seating and entertaining, ideal for enjoying the warmer months. This property is situated within easy reach of the picturesque green spaces of the West Hill, as well as local shops and Ore Train Station, ensuring that all your daily needs are met. With its spacious layout and prime location, this home is a wonderful opportunity for those seeking a family-friendly environment in Hastings. We invite you to contact the owners' agents to arrange a viewing of this splendid family home.



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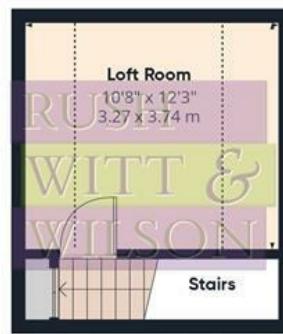


Approximate total area⁽¹⁾

956 ft²
88.8 m²

Reduced headroom

57 ft²
5.3 m²



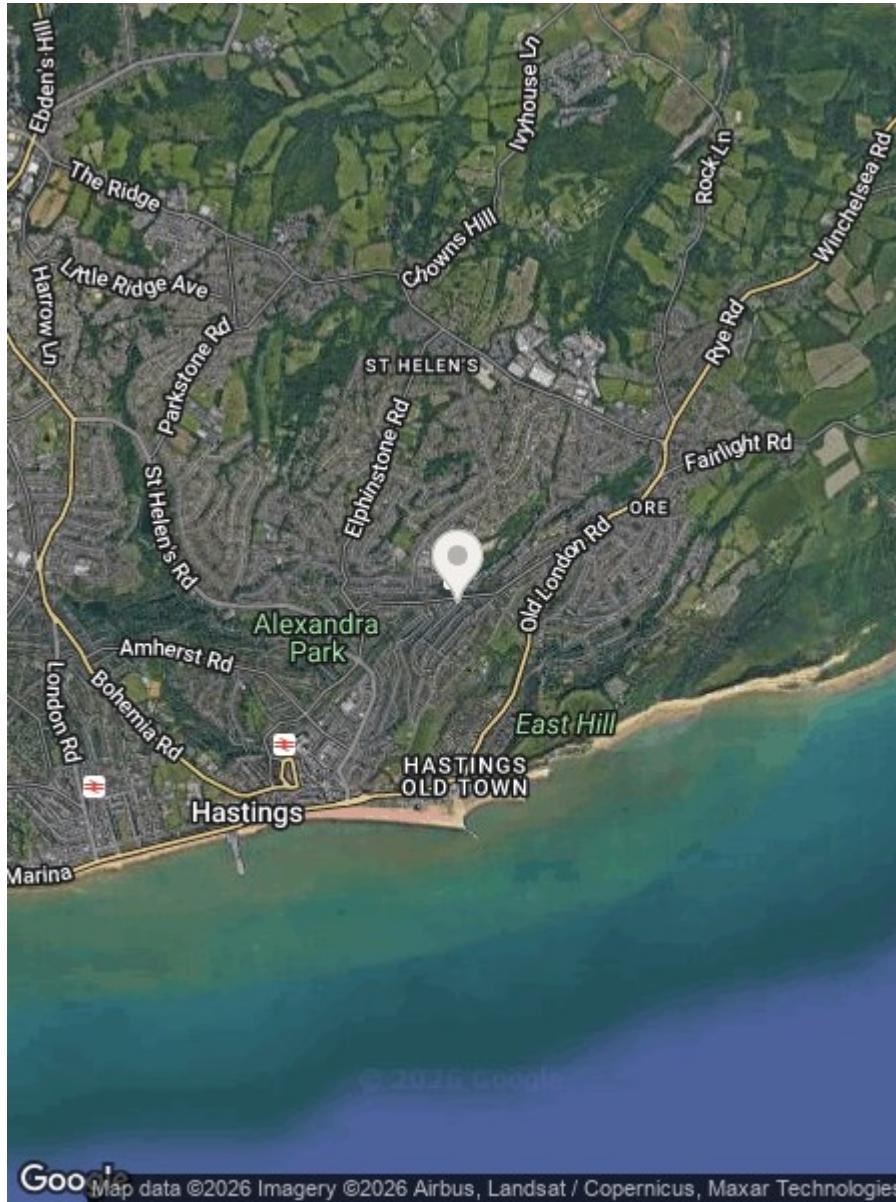
Floor 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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**Residential Estate Agents
Lettings & Property Management**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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