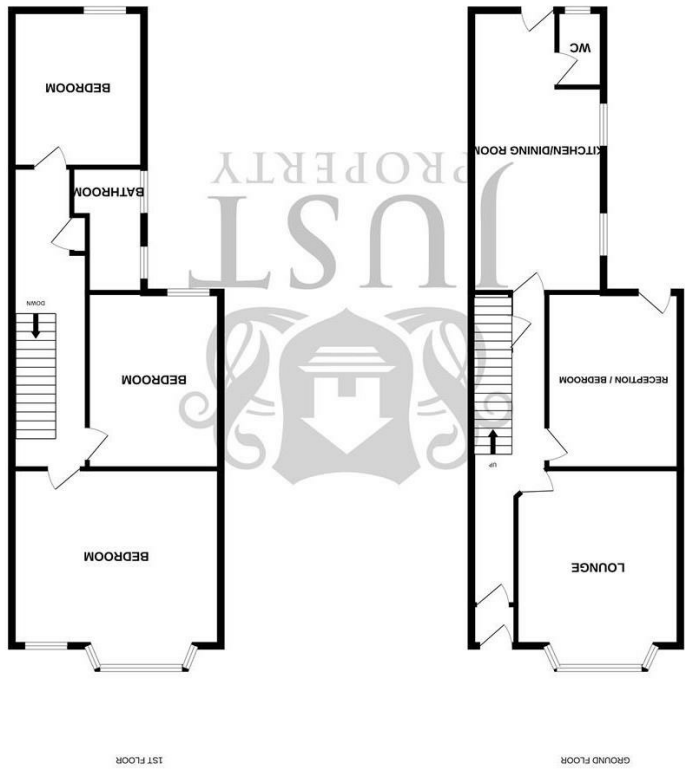




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	68	79
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



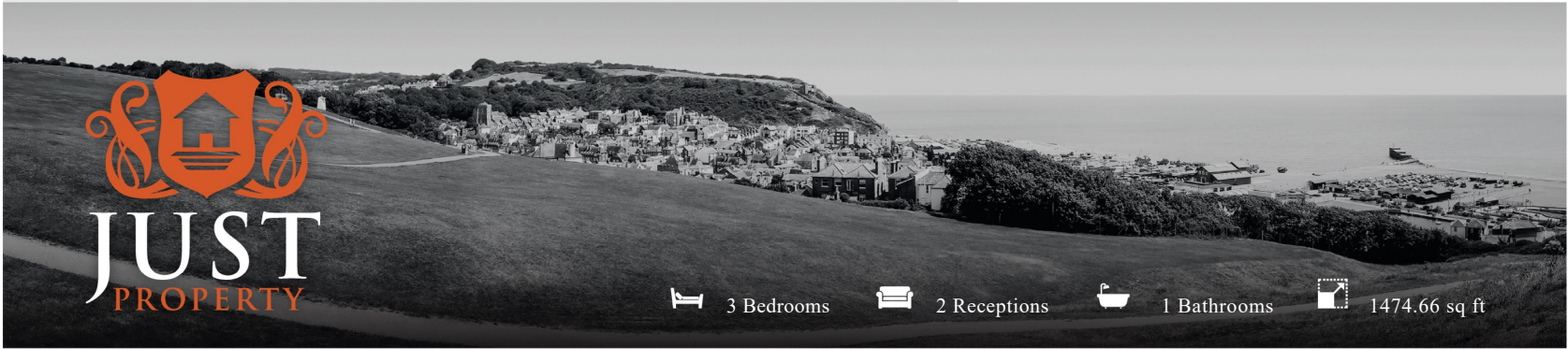
Model views shown have been made to ensure the accuracy of the layout and dimensions. Measurements of floor, walls, stairs and other parts are approximate and no responsibility is taken for any error. The floor plan is intended to show the general layout and should not be used as a guide for any other purpose. The floor plan is intended to show the general layout and should not be used as a guide for any other purpose. The floor plan is intended to show the general layout and should not be used as a guide for any other purpose.



55 Mount Pleasant Road, Hastings, TN34 3SJ

FLOORPLANS

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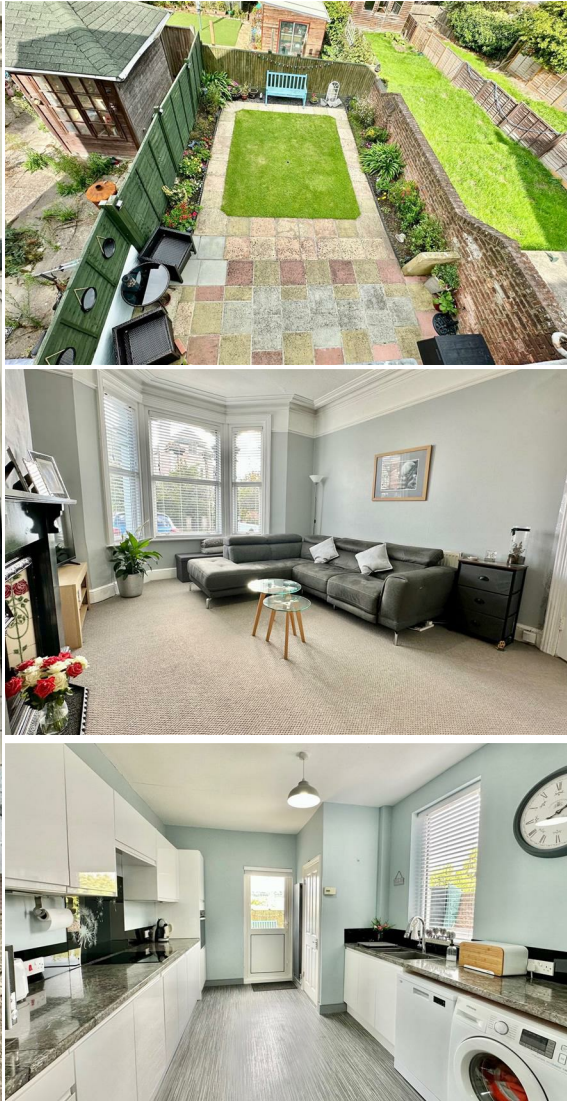


3 Bedrooms 2 Receptions 1 Bathrooms 1474.66 sq ft

55 Mount Pleasant Road, Hastings, TN34 3SJ

Freehold

£375,000





3 Bedrooms 2 Receptions 1 Bathrooms 1474.66 sq ft

PROPERTY DETAILS

A beautifully presented and exceptionally spacious period home, ideally positioned close to Hastings' wonderful Alexandra Park with its acres of open space and woodland. The property also enjoys easy access to Hastings town centre with its mainline railway station, shopping facilities, seafront, and the historic Old Town.

The accommodation is both generous and versatile, beginning with a spacious entrance hallway leading to a well-proportioned family lounge and a separate reception room, which could also serve as a fourth bedroom. The impressive kitchen/breakfast room measures nearly 7m, has been tastefully updated with integrated appliances, and is complemented by a useful ground floor WC.

Upstairs, off the galleried landing, the property boasts a stunning principal bedroom measuring over 5m x 4m, two further double bedrooms, and a modern family bathroom/WC. A large loft also provides potential for additional storage or conversion (subject to the necessary consents).

Externally, the home benefits from off-road parking for two vehicles at the front, while the rear garden is well maintained with a lawn and patio area, perfect for outdoor entertaining.

The property retains a wealth of original features, including fireplaces, ceiling roses, and decorative cornicing, all of which add to its charm and character. Further benefits include UPVC double glazing and gas-fired central heating.

This is a credit to the current owners, and to fully appreciate all that this beautiful family home offers, viewing is highly recommended with the vendor's sole agents, Just Property.

ROOM DIMENSIONS

Front Door	Bedroom
Entry Porch	12'3" x 10'3" (3.74 x 3.14)
Hallway	Bathroom / WC
Family Lounge	Storage
Reception Room / Bedroom	Off Road Parking
Under Stairs Storage	Rear Garden
Kitchen / Breakfast Room	
WC	
Stairs To Galleried Landing	
Bedroom	
16'7" x 13'9" (5.07 x 4.20)	
Bedroom	
13'5" x 10'2" (4.10 x 3.11)	

FEATURES

- Beautifully Presented Family Home
- Three / Four Bedrooms
- Many Original Features
- Off Road Parking
- One / Two Reception Rooms
- Enclosed Rear Garden
- Great Views From The Front & Rear
- Spacious Room Sizes
- Walking Distance To Town, and Park
- Close to Shops, Station and Schools

