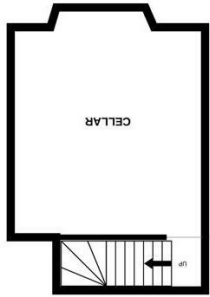
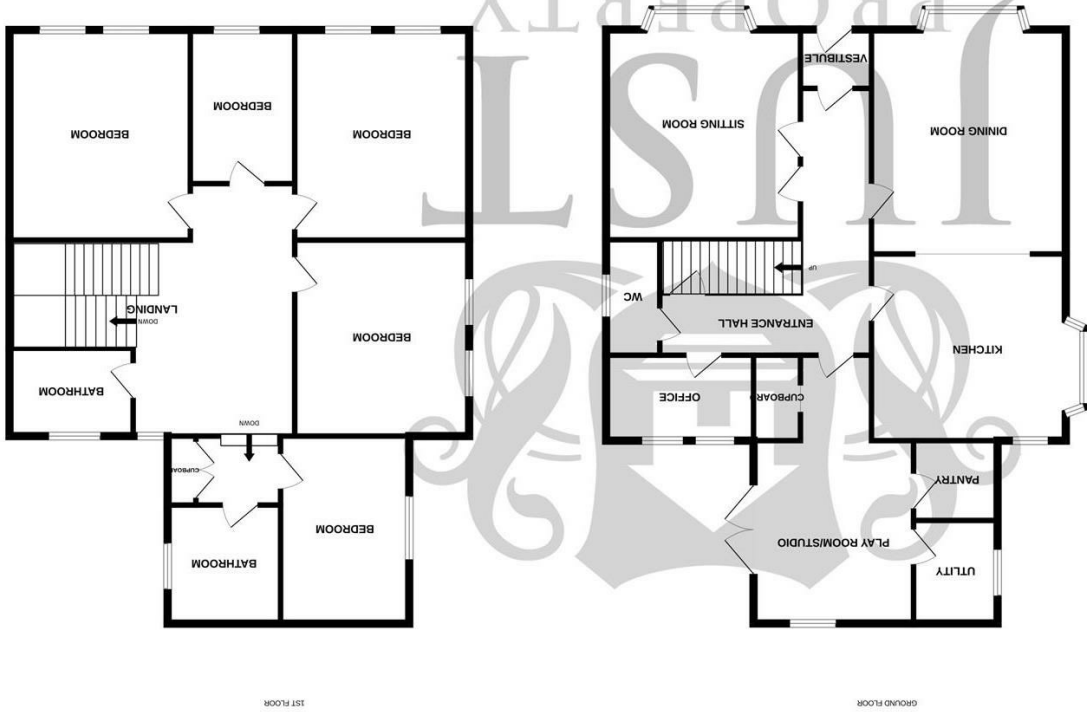




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	53	76
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

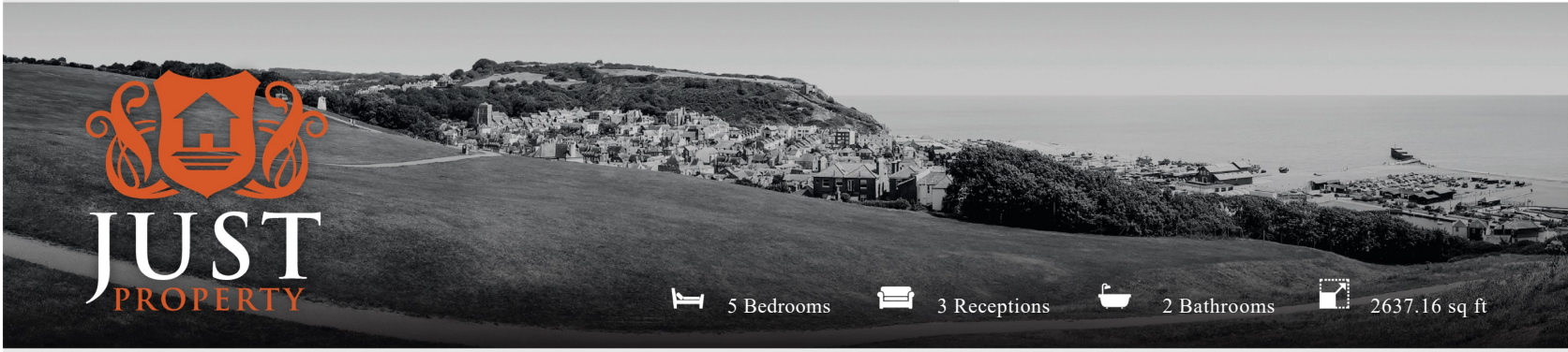
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FLOORPLANS

Elphinstone House Elphinstone Road, Hastings, TN34 2EF

www.justproperty.net



Elphinstone House Elphinstone Road, Hastings, TN34 2EF

Freehold

£1,100,000





Freehold

£1,100,000



ROOM DIMENSIONS

Entrance Vestibule	W.C
Entrance Hallway	6'5" x 2'2" (1.96 x 0.67)
Sitting Room	Stairs Leading To First Floor
13'9" x 13'6" (4.20 x 4.14)	Hallway
Stairs Down To Basement	Bathroom
Cellar	9'0" x 6'9" (2.76 x 2.08)
17'3" x 12'11" (5.28 x 3.96)	Bedroom
Dining Room	13'6" x 8'1" (4.12 x 2.48)
18'5" x 13'8" (5.63 x 4.18)	Bedroom
Kitchen	13'10" x 12'11" (4.24 x 3.94)
17'3" x 12'8" (5.28 x 3.88)	Bedroom
Play Room/Studio	15'1" x 12'9" (4.6 x 3.90)
18'10" x 8'3" (5.75 x 2.54)	Bedroom
Pantry	11'0" x 6'10" (3.36 x 2.09)
4'10" x 6'6" (1.48 x 2.0)	Bedroom
Utility Room	15'1" x 12'9" (4.6 x 3.90)
7'6" x 6'5" (2.30 x 1.96)	Bathroom
Storage Cupboard	9'4" x 6'2" (2.86 x 1.90)
Office	Storage Cupboard
9'6" x 5'8" (2.90 x 1.75)	

FEATURES

- Magnificent Double Fronted Victorian Villa
- Outstanding Plot set Behind Electric Gates
- Five Bedrooms
- Three Receptions Rooms
- Substantial Sweeping Driveway
- Two Bathrooms
- Exceptional Period Features
- Extensively & Tastefully Renovated
- Wonderful Location
- CHAIN FREE



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.