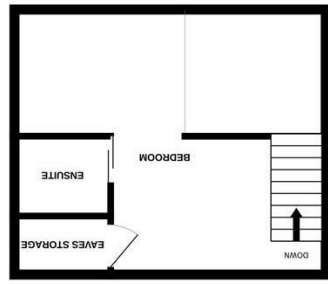
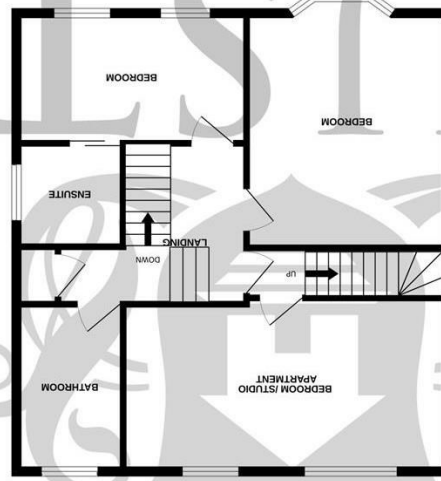


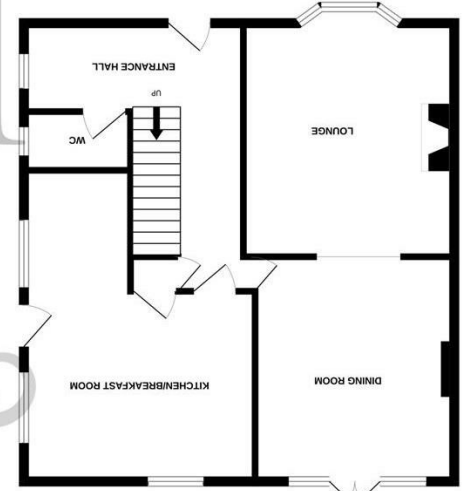
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(41-50)
D	(51-60)
C	(61-70)
B	(71-80)
A	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	82
Potential	84



2ND FLOOR



1ST FLOOR



GROUND FLOOR

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 as to their operability or efficiency can be given.

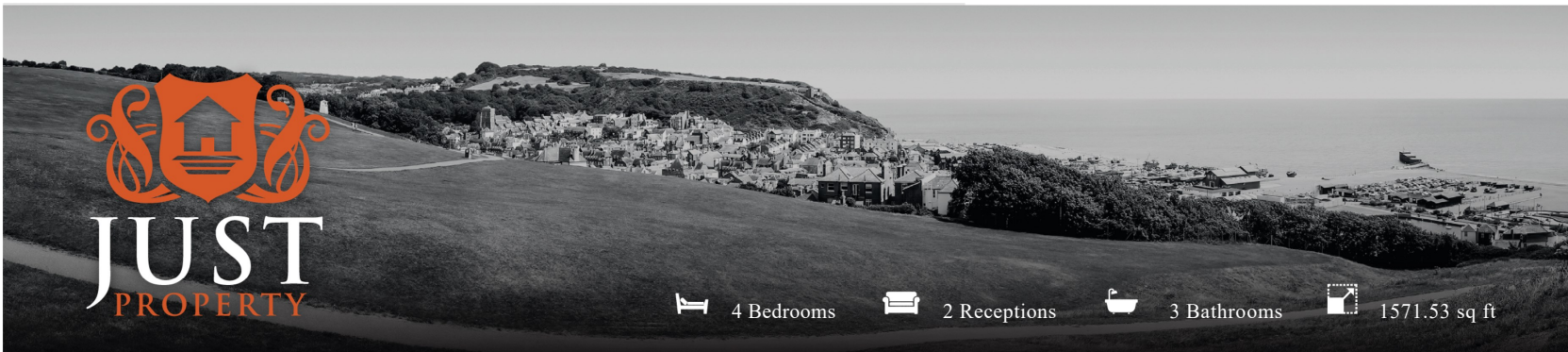
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FLOORPLANS

44 Belmont Road, Hastings, TN35 5NR

www.justproperty.net



4 Bedrooms 2 Receptions 3 Bathrooms 1571.53 sq ft

Freehold

£450,000

44 Belmont Road, Hastings, TN35 5NR





Freehold

£450,000

4 Bedrooms 2 Receptions 3 Bathrooms 1571.53 sq ft

PROPERTY DETAILS

OFFERS IN EXCESS OF £450,000

A truly unique and exceptionally spacious semi-detached 1930s family home, ideally located on the ever popular Belmont Road.

This highly desirable location offers easy access to the Old Town with its fantastic selection of independent cafés, restaurants and entertainment venues, as well as the seafront and promenade. Hastings Country Park lies directly behind the property, providing stunning open green space and coastal walks, while a range of well-regarded local schools and convenient bus routes are also close by.

The property has been significantly extended by the current owners to create a versatile four-bedroom, three-bathroom home, perfectly suited to modern family living. The ground floor features a welcoming entrance hallway with cloakroom and WC, a cosy family lounge with woodburning stove opening into a dining area with French doors leading out to the rear garden, and a wonderfully spacious kitchen/breakfast room ideal for entertaining.

To the first floor, there is a bay-fronted principal bedroom, a further double bedroom with en-suite shower room, a contemporary family bathroom, and a particularly flexible additional bedroom/studio apartment complete with its own kitchenette, offering excellent potential for multi-generational living or guest accommodation. The second floor has a spacious bedroom with lounge area and ensuite shower room.

Externally, the property benefits from rear access via Barley Lane, where two off-road parking spaces are located. The rear garden is well-proportioned and features a patio area, lawn, and a variety of established plants and shrubs, along with useful outbuildings including a summer house, sheds and a workshop. There is also additional garden space to the side of the property. The property also has solar panels and battery storage.

Viewing is highly recommended and strictly via Just Property.



ROOM DIMENSIONS

Front Door	Bedroom
Hallway	14'10" x 10'6" (4.53 x 3.21)
Cloakroom Area	Family Bathroom
WC	8'7" x 5'6" (2.64 x 1.68)
Family Lounge	Studio Apartment (with Kitchenette)
14'4" x 12'5" (4.38 x 3.79)	19'1" x 9'4" max (5.83 x 2.87 max)
Dining Space	Stairs Up To
12'10" x 11'7" (3.93 x 3.55)	Bedroom
Storage Cupboards	18'2" x 18'2" max (5.54 x 5.56 max)
Kitchen / Breakfast Room	En Suite
17'8" x 15'4" max (5.40 x 4.71 max)	Off Road Parking
Stairs To Landing	Large Garden To Rear and Side
Bedroom	Various Outbuildings inc Summer House
13'5" x 8'2" (4.10 x 2.50)	
En Suite	

FEATURES

- Extended 1930's Family Home
- Four Bedrooms and Three Bathrooms
- Accommodation Over 3 Floors
- Direct Access To Hastings Country Park
- Solar Panels and Battery Storage
- Near To Schools and Hastings Old Town
- Versatile Accommodation
- Studio Apartment Space
- Off Road Parking Via Barley Lane
- Great Garden Space and Various Outbuildings

