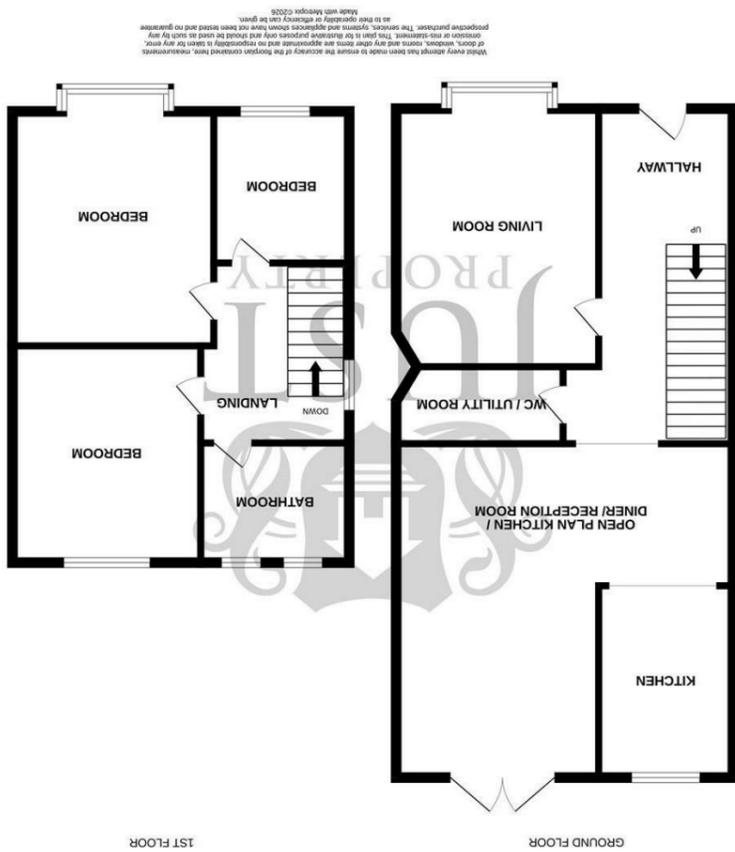


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	64
Potential	78



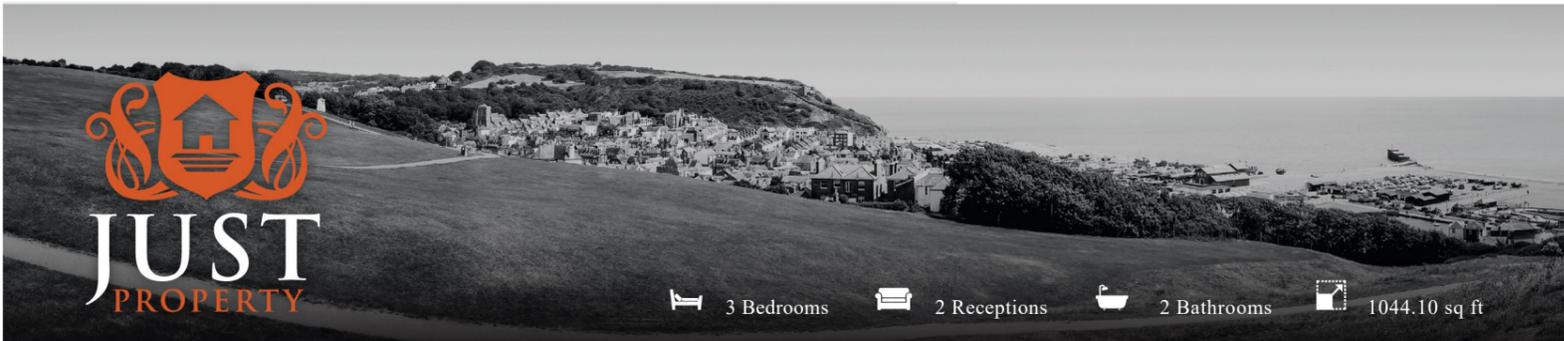
These energy ratings have been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and other items are approximate and responsibility is taken for any errors in the drawings. This plan is intended to provide a guide only and should not be used for any prospective purchase. The services, systems and appliances shown are based on the current specifications as they are at the time of the drawings. No liability is accepted for any errors or omissions. As to the quantity of energy and the quality of the material used, the company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Descriptions Act 1991. Nor do they constitute a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



FLOORPLANS

199 Old London Road, Hastings, TN35 5LU

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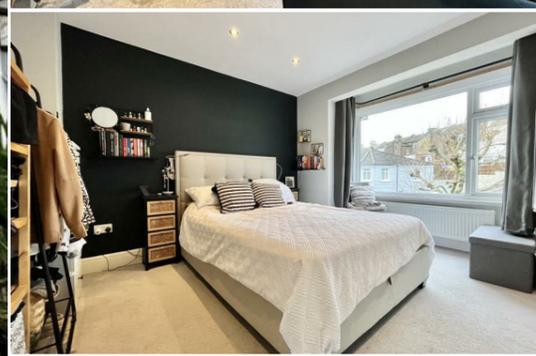


3 Bedrooms 2 Receptions 2 Bathrooms 1044.10 sq ft

Freehold

£365,000

199 Old London Road, Hastings, TN35 5LU





Freehold

£365,000

3 Bedrooms 2 Receptions 2 Bathrooms 1044.10 sq ft

PROPERTY DETAILS

Set along the ever-popular Old London Road in Hastings, this well-presented three-bedroom semi-detached home offers generous living space, a large rear garden, and private parking for two vehicles with an EV charging point. All within walking distance of Hastings Old Town, the train station and local amenities.

The ground floor welcomes you via a bright entrance hallway leading into a comfortable separate lounge to the front, an ideal space for relaxing evenings. To the rear, the property opens into an impressive open-plan kitchen, dining and reception area, creating a sociable and versatile heart of the home, perfectly suited to modern family living and entertaining. A separate kitchen area enhances practicality, while a convenient downstairs W.C./utility room adds further functionality.

Upstairs, the first floor hosts three well-proportioned bedrooms along with a contemporary family bathroom, all presented in excellent condition throughout.

Externally, the property truly excels. The large rear garden provides a wonderful outdoor space featuring a composite decking, a patio section for additional seating, and an expansive lawn, perfect for families, gardening enthusiasts or simply enjoying the outdoors.

To the front, there is private off-road parking for two cars, complete with an electric vehicle charging point.

Offering space, practicality and a highly convenient location close to Hastings Old Town and transport links, this attractive semi-detached home presents an excellent opportunity for families, commuters or buyers seeking a well-connected coastal lifestyle.

Early viewing is highly recommended.



ROOM DIMENSIONS

Front Door

Entrance Hall

Lounge
14'5" x 11'5" (4.4 x 3.5)

Utility / W.C.
10'5" x 3'9" (3.19 x 1.15)

Open Plan Kitchen / Diner / Reception Room
17'7" x 19'0" (5.36 x 5.80)

Stairs to Landing

Bedroom
14'1" x 11'5" (4.3 x 3.5)

Bedroom
12'0" x 10'4" (3.68 x 3.17)

Bedroom
7'4" x 5'11" (2.26 x 1.81)

Bathroom

6'9" x 6'9" (2.08 x 2.08)

Rear Garden

Off Road Parking for Two Vehicles

FEATURES

- Semi-Detached House
- Three Bedrooms
- Open Plan Kitchen / Diner / Reception
- Separate Lounge
- Downstairs W.C / Utility Room
- Family Bathroom
- Large Rear Garden
- Well Presented Throughout
- Walking Distance to Hastings Old Town
- Close to Train Station and Local Amenities

