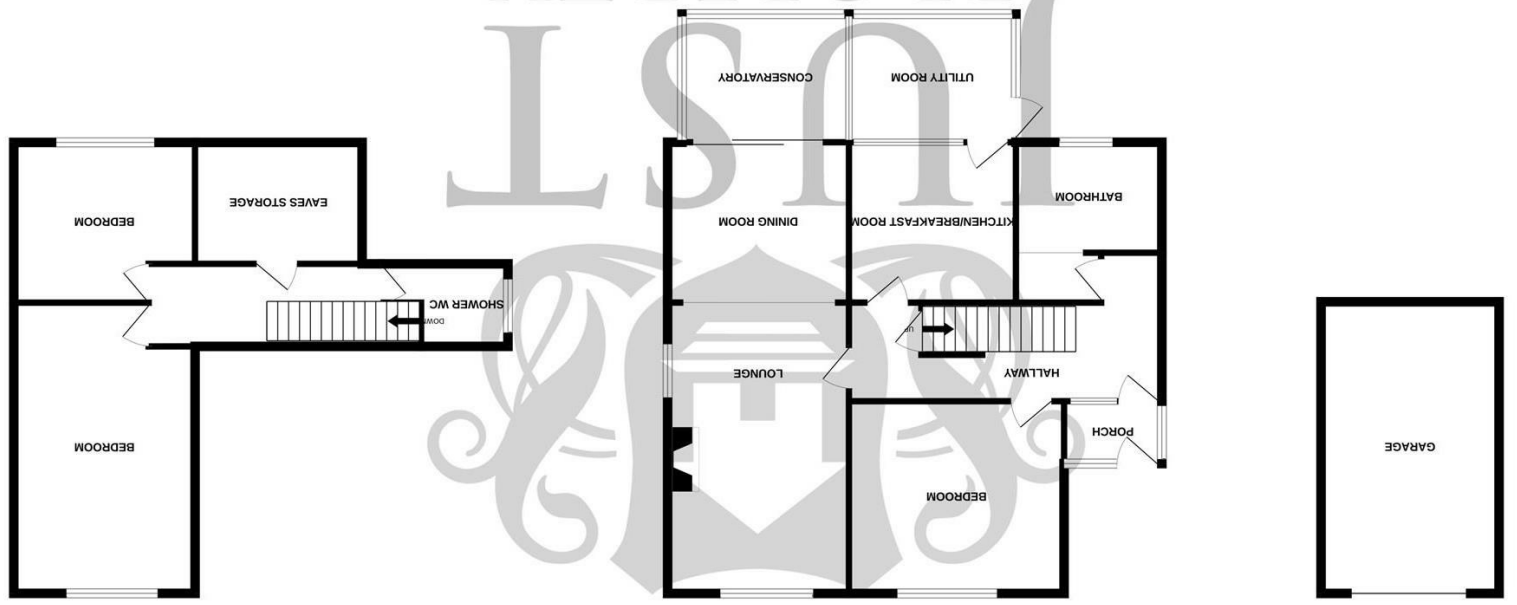


Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and areas are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective 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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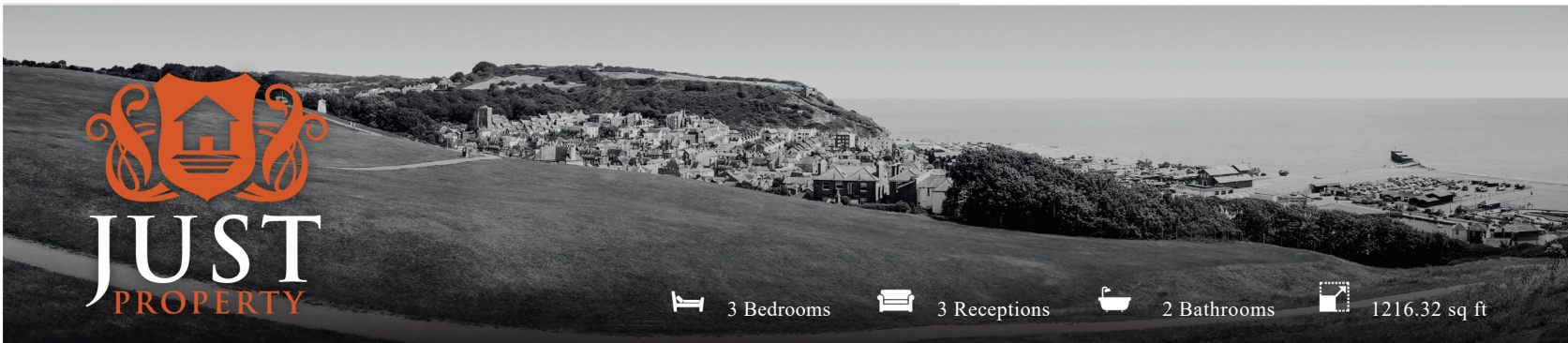
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
66	75



FLOORPLANS

40 Langham Road, Hastings, TN34 2JG

www.justproperty.net



3 Bedrooms 3 Receptions 2 Bathrooms 1216.32 sq ft

Freehold

£535,000

40 Langham Road, Hastings, TN34 2JG





PROPERTY DETAILS

A very well presented and exceptionally well maintained three double bedroom detached house, situated at the end of a highly sought-after road close to St. Helens Woods, Hastings Town Centre, Alexandra Park and the Conquest Hospital. The neighbouring towns of Bexhill, Battle and Eastbourne are also easily accessible.

The spacious accommodation comprises an entrance porch leading into a welcoming hallway, together with a useful ground floor bathroom/WC. There is a generous double bedroom with built-in storage, while the impressive family lounge measures in excess of 5 metres and features a fantastic wood burner, opening through to a separate dining area and rear conservatory.

The fitted kitchen offers integral appliances together with a breakfast area and leads through to a separate utility room. To the first floor there are two further spacious double bedrooms, excellent storage options and a well-appointed shower room/WC.

Externally, the property enjoys ample off-road parking, an integral garage and an attractive front garden. The rear garden is beautifully arranged with a patio area, established plants and shrubs, a lawned section and further seating areas, creating an ideal space for relaxing or entertaining.

Further benefits of this fantastic home include UPVC double glazing and gas fired central heating.

Please contact Just Property for further information or to arrange access.

ROOM DIMENSIONS

Front Door	Utility Room
Porch	10'3" x 7'11" (3.13 x 2.42)
Hallway	Stairs Up To Landing
Bathroom / WC	Bedroom
9'3" x 8'11" (2.84 x 2.73)	18'2" x 11'4" (5.56 x 3.47)
Bedroom	Bedroom
13'3" x 11'11" (4.05 x 3.65)	11'4" x 9'7" (3.47 x 2.93)
Family Lounge	Shower Room / WC
17'10" x 11'1" (5.45 x 3.40)	Off Road Parking
Open Plan Dining Room	Garage
11'1" x 9'10" (3.40 x 3.01)	Front Garden
Conservatory	Rear Garden
10'3" x 7'11" (3.14 x 2.42)	Patio
Kitchen / Breakfast Room	
10'2" x 9'8" (3.12 x 2.96)	

FEATURES

- Detached Family Home
- Three Double Bedrooms
- Refitted Spacious Kitchen / Breakfast Room
- Highly Desirable Area of Hastings
- Garage and Off Road Parking
- Attractive Mature Garden
- Close To Park, Schools & Woods
- Rear Conservatory
- Utility Room

