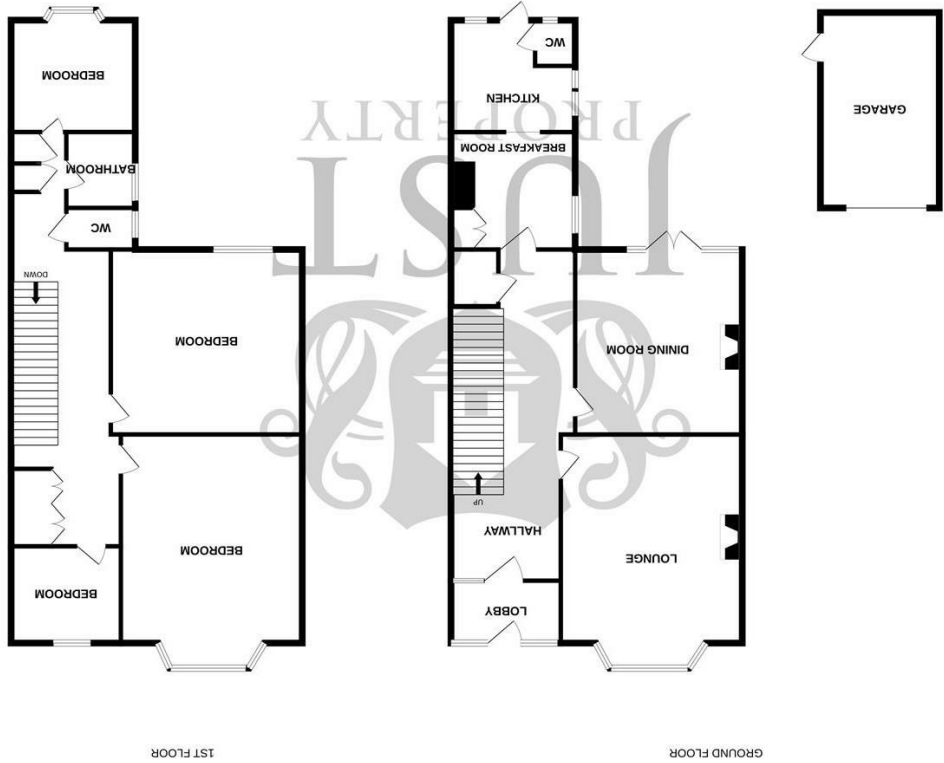




England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	Potential

**Energy Efficiency Rating**



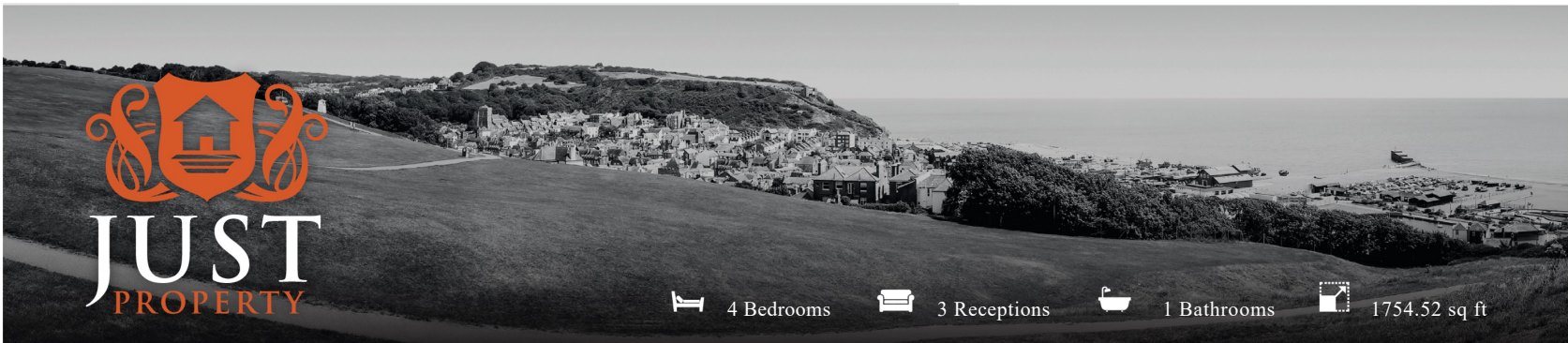
What every agent has made to ensure the accuracy of the English contained here, measurements of doors, windows and other features and appliances are taken to the nearest millimetre. The agent, however, does not guarantee the accuracy of these measurements and the agent is not responsible for any errors or omissions. This plan is for information purposes only and should be used as such. Any of doors, windows and other features and appliances are taken to the nearest millimetre. Measurements are taken with a laser level.



# FLOORPLANS

60 Collier Road, Hastings, TN34 3JS

[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms   3 Receptions   1 Bathrooms   1754.52 sq ft

Freehold

# £620,000

60 Collier Road, Hastings, TN34 3JS





4 Bedrooms 3 Receptions 1 Bathrooms 1754.52 sq ft

## PROPERTY DETAILS

A beautifully presented and exceptionally spacious four-bedroom semi-detached period home, lovingly maintained by the current owners and occupying a highly sought-after position on the desirable West Hill. This wonderful family home is ideally located within walking distance of the West Hill itself, Hastings Old Town with its eclectic range of cafés, restaurants, independent shops and entertainment venues, as well as the seafront and promenade. Hastings town centre and its mainline railway station are also conveniently close by.

The generous accommodation is arranged over two floors and comprises a welcoming entrance hall, a bright bay-fronted sitting room, a separate dining room with doors opening onto the rear garden, a breakfast room, a fitted kitchen and a useful ground floor cloakroom/WC.

To the first floor, a spacious landing provides access to three large double bedrooms, a fourth single bedroom, a family bathroom and an additional separate WC.

Outside, the property enjoys an attractive front garden together with off-road parking for several vehicles and a detached garage. The enclosed rear garden offers a wonderful space for entertaining and relaxation, featuring a patio area and an abundance of mature plants, shrubs and established borders.

The property also benefits from delightful views towards the East Hill from the front elevation, whilst to the rear there are attractive outlooks across neighbouring gardens and towards a local church steeple.

A rare opportunity to acquire a substantial period family home in one of Hastings' most desirable residential locations. Early viewing is highly recommended and is strictly by appointment with the vendors' sole agents, Just Property.



## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Lobby	16'1" x 13'4" (4.92 x 4.07)
Hallway	Bedroom
22'11" (7.01)	13'11" x 13'4" (4.26 x 4.07)
Lounge	Bedroom
16'1" x 14'9" (4.92 x 4.50)	14'4" x 10'9" (4.39 x 3.28)
Dining Room	Bedroom
13'11" x 13'4" (4.26 x 4.07)	9'4" x 6'11" (2.87 x 2.13)
Storage Cupboards	Bathroom
Breakfast Room	WC
11'9" x 9'6" (3.59 x 2.91)	Front Garden
Kitchen	Off Road Parking
12'2" x 10'11" (3.73 x 3.33)	Garage
WC	18'1" x 10'5" (5.53 x 3.20)
Stairs Up To	Patio
Landing	Rear Garden
30'0" (9.16)	

## FEATURES

- Beautiful Semi Detached Period Home
- Views Over Church and East Hill
- Four Bedrooms
- Three Reception Rooms
- Gas Heating and UPVC Sash Windows
- Off Road Parking & Detached Garage
- Stunning Condition
- Many Original Features
- Walking Distance To Hastings Old Town
- Spacious Room Sizes

