



England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	54	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		



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been installed and no guarantee as to their operability or efficiency can be given.

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FLOORPLANS

30 Quarry Road, Hastings, TN34 3SA

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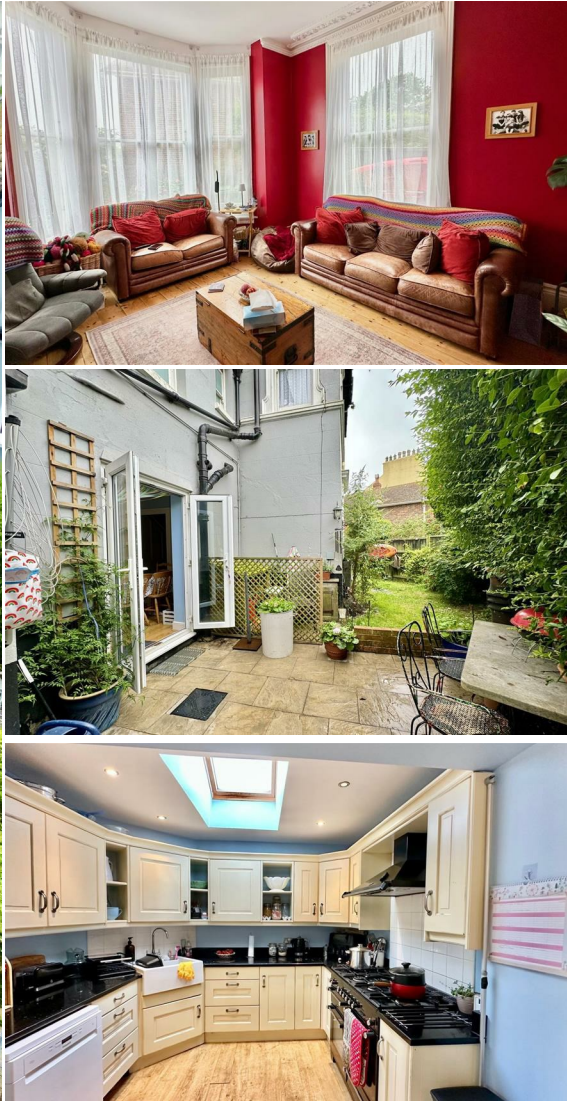


5 Bedrooms 3 Receptions 1 Bathrooms 1948.27 sq ft

30 Quarry Road, Hastings, TN34 3SA

Freehold

£500,000





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5 Bedrooms 3 Receptions 1 Bathrooms 1948.27 sq ft

PROPERTY DETAILS

Situated in a highly sought-after location close to Alexandra Park and Hastings town centre, this charming five-bedroom period semi-detached house is being offered to the market for the first time in many years — a true credit to the current owners.

The property enjoys excellent proximity to a wide range of local amenities, including the beautiful park, the seafront and promenade, as well as a number of respected primary and secondary schools.

Accommodation is arranged over three floors and offers generous and flexible living space. The ground floor features a welcoming entrance hallway, a bay-fronted family lounge, a separate dining room, and an extended kitchen/breakfast room with access to the rear garden. There is also access to a useful cellar.

On the first floor, you'll find two spacious double bedrooms — the principal boasting outstanding views towards Hastings Castle and out to the English Channel — along with a family bathroom and separate WC. The second floor offers three further double bedrooms, ideal for families or those needing home office space.

Externally, the property benefits from a pretty front garden and a well-enclosed rear garden with patio area, perfect for outdoor entertaining.

Rich in original character, the home also benefits from gas-fired central heating throughout.

A rare opportunity in a prime location — early viewing is highly recommended via the vendors' chosen sole agents, Just Property.



ROOM DIMENSIONS

Front Door	Bedroom
Porch	15'10" x 12'7" (4.83 x 3.86)
Hallway	Stairs Up To Landing
Lounge	Bedroom
14'0" x 12'0" (4.28 x 3.66)	11'10" x 10'0" (3.61 x 3.07)
Dining Room	Bedroom
12'2" x 10'8" (3.73 x 3.27)	11'9" x 10'8" (3.6 x 3.26)
Kitchen	Bedroom
20'7" x 9'9" (6.29 x 2.99)	15'10" x 12'4" (4.84 x 3.77)
Stairs Down To Cellar	Front Garden
Stairs Up To Landing	Rear Garden
W.C	
Bedroom	
12'3" x 10'8" (3.75 x 3.26)	

FEATURES

- Five Bedroom Semi-Detached Home
- Period Property
- Front & Rear Gardens/Patio
- Excellent Location Near Alexandra Park & Local Amenities
- Accommodation Across Three Floors
- Useful Cellar
- Three Reception Rooms
- Family Bathroom & Seperate WC
- Wealth of Original Features
- Gas Fired Central Heating



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.