



342 OLD LONDON ROAD, ORE, HASTINGS, TN35 5LR

ANDERSON
HACKING

342 OLD LONDON ROAD, HASTINGS

GUIDE PRICE £235,000

A period Victorian end terrace house offering 2 bedrooms, family bathroom, 2 reception rooms, kitchen and conservatory situated in an elevated prime position, within Ore close to Hastings Old Town.

- Entrance Hallway
- Living Room
- Dining Room
- Conservatory
- Kitchen
- Front Double Bedroom
- Rear Smaller Double Bedroom
- Family Bathroom
- Paved Seating Terrace
- West Facing Garden
- Garden Summer House

Description: 342 Old London Road is a charming character end terrace Victorian house of painted rendered brick construction, with UPVC double glazed windows beneath a pitched tiled roof.

This fine well presented property is accessed off old London Road with a small enclosed front garden leading to an entrance porch and front door.

The front door opens into a small front living room/ dining room with front facing window and central feature open fireplace. A door leads from the front room into a larger rear reception room with rear window and feature fireplace (not working) with boiler cupboard to the left-hand side. An opening leads from the rear reception room to a small kitchen with cream units with laminate wood effect worktops.

The kitchen benefits from a stainless-steel sink with space for a gas cooker and under counter fridge as well as space and plumbing for a washing machine. A glazed door leads from the kitchen to a rear conservatory that enjoys views out over the garden and benefits from a side glazed rear entrance door out to the garden.





Stairs lead from the rear reception room up to a first-floor landing off which is a front bedroom with built in wardrobe and front facing window, while at the rear is a second double bedroom with a built-in wardrobe and rear facing window. Next to the rear bedroom is a bathroom with panel bath with shower above, close coupled WC and pedestal washbasin. Externally the property enjoys the benefit of an elevated rear garden that looks over Hastings which is west facing and is predominantly laid to lawn over two descending levels with side flower beds and at the end of the garden a timber frame summer house. There is at the rear of the house a small timber frame wood store as well as an access gate that leads to a side public footpath.

Agents Note: We are advised that the neighbouring properties have a right of access across the top of the rear garden to access their gardens from the public footpath.

Situation: 342 Old London Road is located close to transport links and amenities and situated on the edge of Hastings town.

Schools: There are a range of schools within the area including a number of pre-nursery, primary and secondary schools.

Travel and Transport: Ore benefits from a regular bus service connecting to the heart of Hastings while also offering connects through to Rye and Folkestone. There is also a train service from Ore Station, approximately 0.5 miles from the bottom of Priory Road on the Brighton to Ashford International line with connecting high speed services from Ashford for London St Pancras (37 minutes) and the continent via Eurostar.



General Information:

Services: Mains Water, Mains Drainage, Mains Gas and Electricity

Broadband Speed: Up to 2000 Mbps (source Uswitch)

Mobile Coverage: 4G on 3 Mobile, EE, Virgin Mobile, Vodafone and O2

Council Tax: Currently Band A

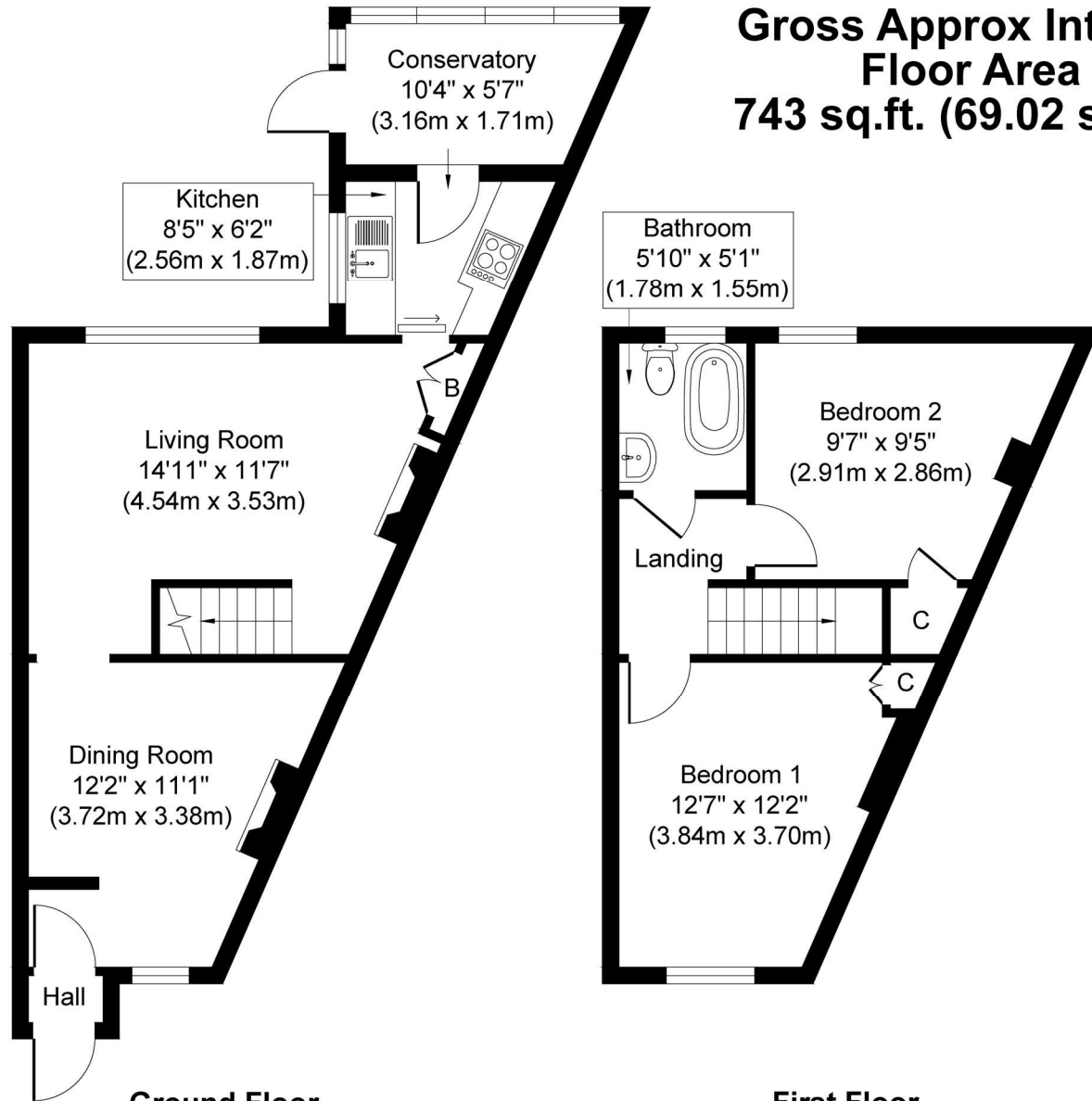
EPC: Band D

Local Authority: Hastings Borough Council

Tenure: Freehold

Viewing: Strictly by appointment with Anderson Hacking Ltd

Directions: From Rye proceed on the A259 Hastings Road for approximately 10.5 miles, where 342 Old London Road will be found on the righthand side having passed through the main parade of shops of Ore village.



**Gross Approx Internal
Floor Area
743 sq.ft. (69.02 sq.m.)**

**Ground Floor
Approximate Floor Area
428 sq. ft
(39.73 sq. m)**

**First Floor
Approximate Floor Area
315 sq. ft
(29.29 sq. m)**

Agents Notes:

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication when deciding whether to view or not. 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 is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to assist you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: April 2026 Photographs Dated: April 2026

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01797 224852

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