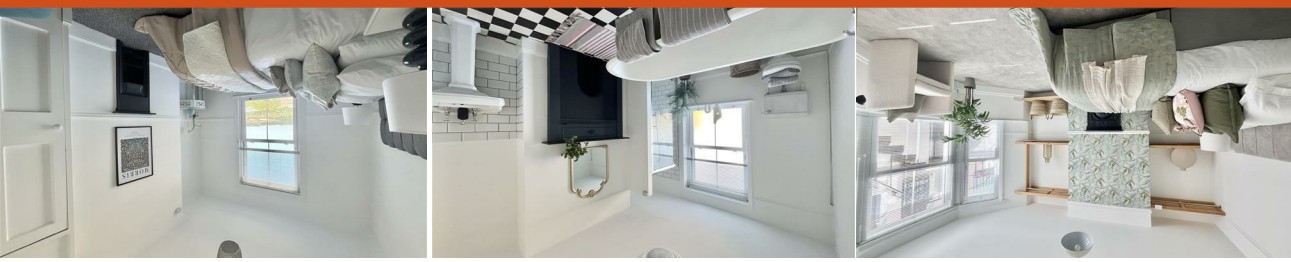
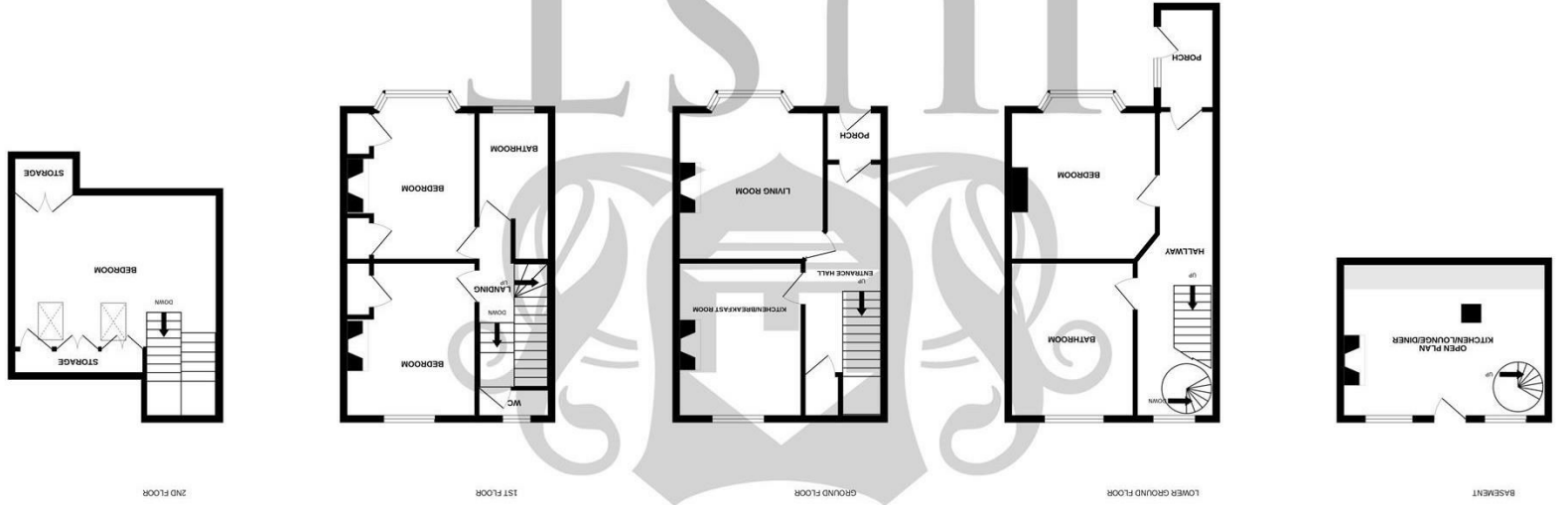


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such 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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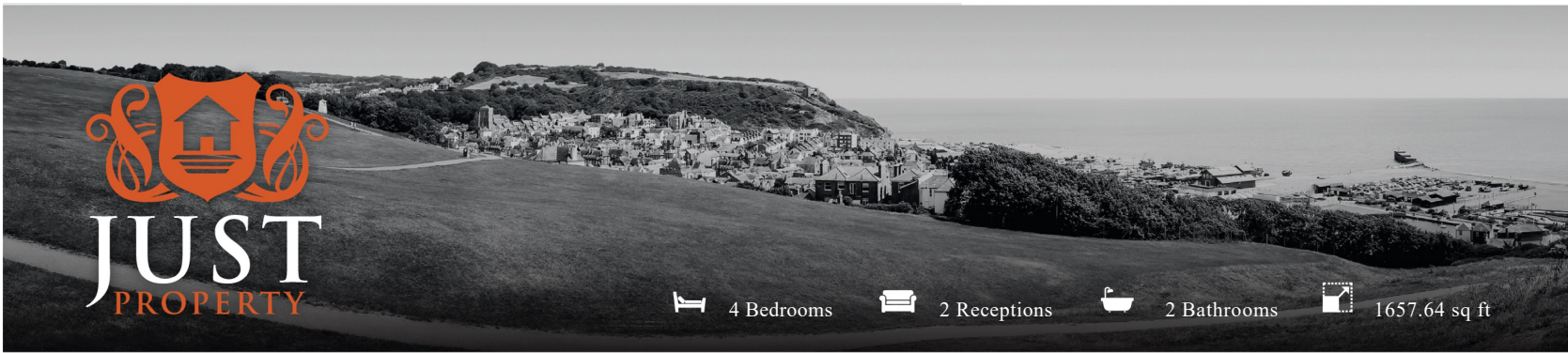
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	G
	F
	E
	D
	C
	B
	A
Very energy efficient - lower running costs	(92 plus)
Current	80
Potential	65



## FLOORPLANS

81 St. Thomas's Road, Hastings, TN34 3LD

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

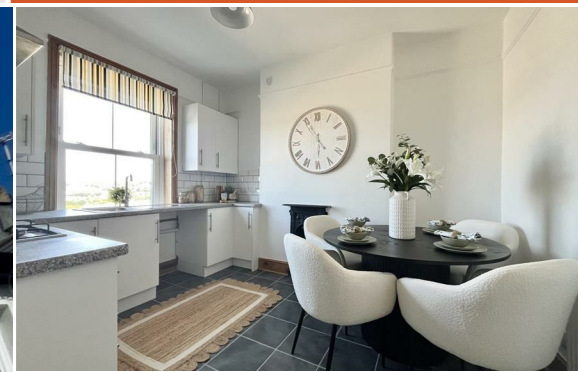
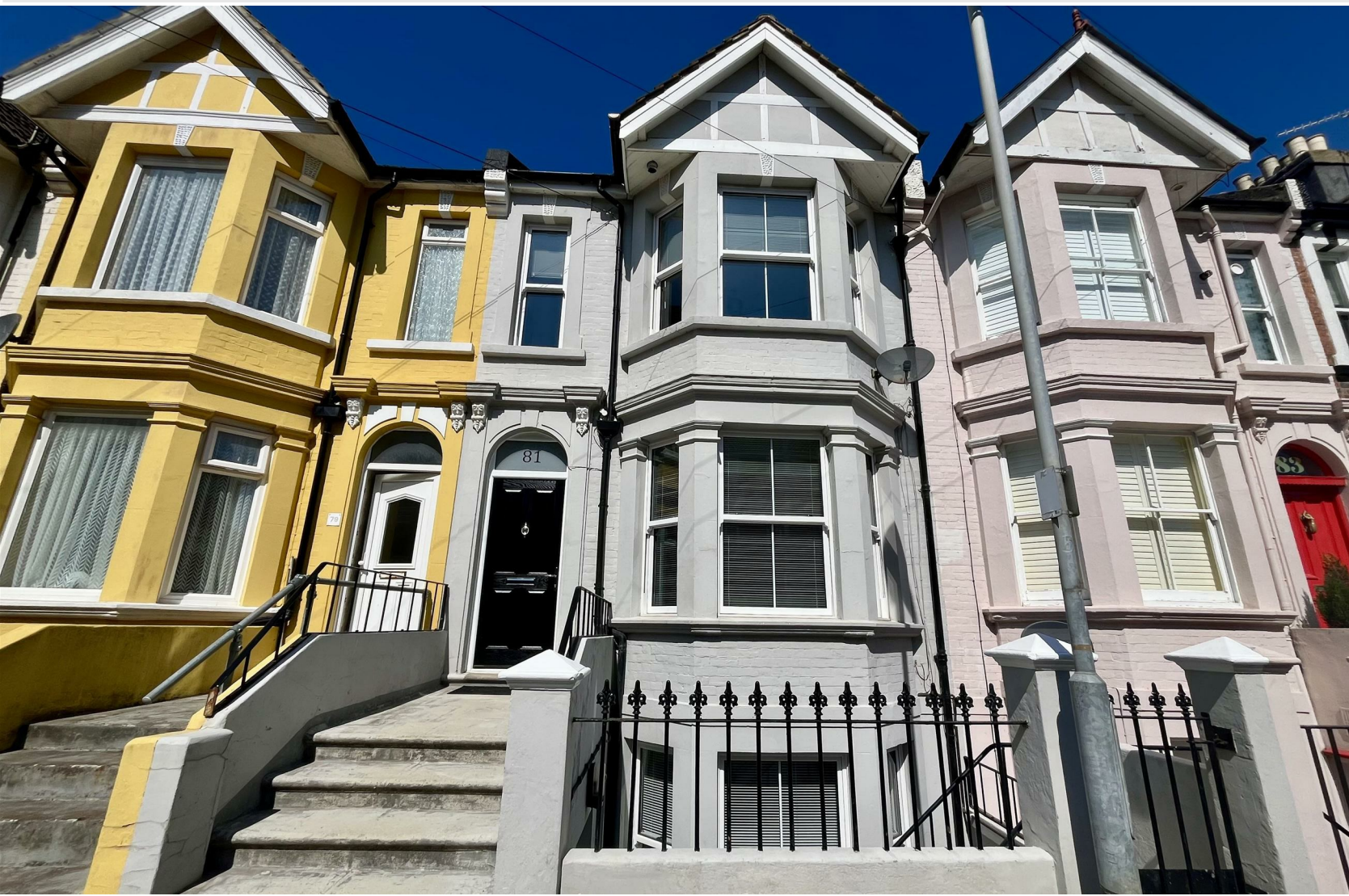


4 Bedrooms 2 Receptions 2 Bathrooms 1657.64 sq ft

Freehold

£375,000

81 St. Thomas's Road, Hastings, TN34 3LD





4 Bedrooms 2 Receptions 2 Bathrooms 1657.64 sq ft

## PROPERTY DETAILS

Situated in the sought-after West Hill area of Hastings, this beautifully presented terraced period home on St Thomas's Road offers versatile accommodation arranged over five floors, blending character charm with contemporary finishes.

The house features three generously sized double bedrooms, including a spacious loft conversion with eaves storage, a stylish family bathroom, and a separate W.C. The bay-fronted living room to the front floods with natural light, while the modern kitchen/breakfast room to the rear is well-appointed and perfect for family living.

One of the standout features of this home is the additional accommodation, spanning the lower ground and basement levels. The first level includes a striking double bay-fronted bedroom and a luxury bathroom with both a walk-in shower and a freestanding bath. A spiral staircase leads down to the utility/family/games room, offering a stylish and functional space that opens directly onto the private rear garden.

The property benefits from gas central heating and sash-style double glazing throughout. It has been immaculately decorated, combining modern elegance with period charm. Every detail has been thoughtfully considered, making it a truly turn-key home.

Whether you're looking for multi-generational living, space for visiting guests, or the opportunity for additional income, this flexible and stylish home ticks all the boxes.



## ROOM DIMENSIONS

Front Door	Bathroom
Porch	8'11" x 5'2" (2.73 x 1.60)
Entrance Hallway	Stairs to Top Floor
Living Room	Bedroom
14'11" x 12'2" (4.56 x 3.72)	14'9" x 13'6" (4.52 x 4.12)
Kitchen Breakfast Room	Private Front Door to Lower Ground
12'8" x 9'11" (3.87 x 3.04)	Entrance Hall
Cupboard with Plumbing for Utilities	Bedroom
Stairs to First Floor	14'11" x 12'0" (4.55 x 3.66)
W.C.	Bathroom
Bedroom	12'5" x 9'11" (3.80 x 3.04)
12'7" x 10'2" (3.84 x 3.11)	Spiral Staircase Down to Basement
Bedroom	Open Plan Kitchen/Lounge/Diner
14'11" x 9'2" (4.55 x 2.80)	15'10" x 15'0" (4.84 x 4.59)
	Private Rear Garden

## FEATURES

- \*\*\* CHAIN FREE \*\*\*
- Ideal for Multi Generational Living
- Four Double Bedrooms
- Close to Local Amenities
- Lovely Views Across Hastings
- Immaculately Presented throughout
- Two Bathrooms & W.C.
- Well Thought-out & Recently Decorated
- Sought After West Hill Location

