



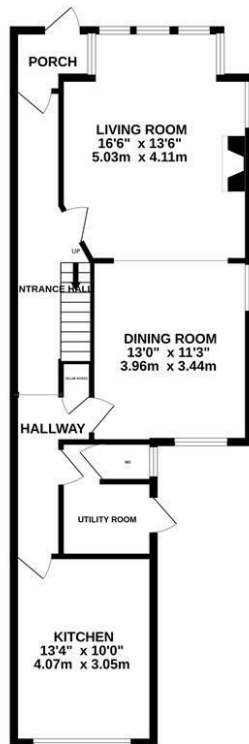
## Wellington Gardens, Hastings TN34 3RL

Offers in excess of £595,000



A charming, spacious FOUR BEDROOM terraced Victorian house set within immediate WALKING DISTANCE TO THE BEACH, the West Hill and Hastings Old Town and the Town centre where there are local shops, eateries and a mainline railway station with connections to London. Set above the road on a quiet terrace overlooking the West Hill with the upper floors enjoying views of the sea and Hastings Castle, the accommodation here SPANS THREE WELL PROPORTIONED STOREYS with a handy CELLAR below for additional storage space. The ground floor is arranged as a BAY FRONTED LIVING ROOM which enjoys a TRIPLE ASPECT and is open to the DINING ROOM to create the ideal sociable setting while the STYLISH FITTED KITCHEN is positioned at the rear of the property offering ample storage, worktop space and plenty of room for a dining table. There is also a handy UTILITY ROOM with a w/c and access to the garden. The first floor houses three of the four bedrooms, each of which are GENEROUS DOUBLE ROOMS with the bedroom to the rear relishing VIEWS OF THE SEA and towards the EAST HILL together with a family bathroom and a dressing room which could also be used as a study. The fourth bedroom spans the second floor and benefits from handy LOFT STORAGE. The rear garden offers the ideal LOW MAINTENANCE SPACE with two levels of patio creating the perfect spot to DINE AL-FRESCO.

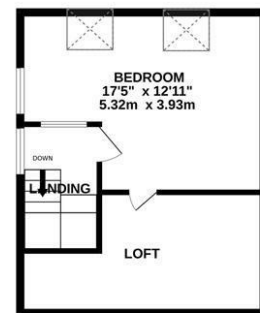
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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