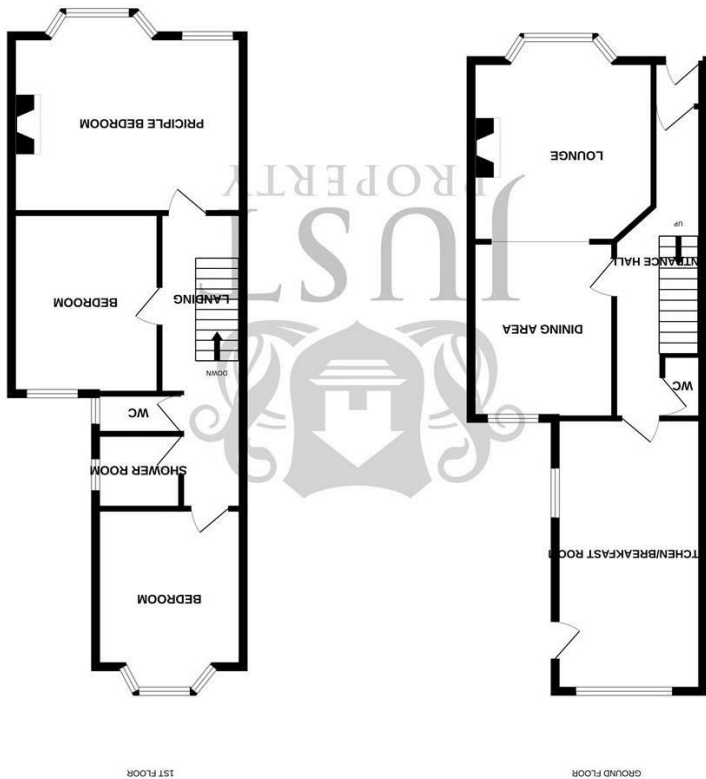




Sales particulars are intended only as general guidance. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

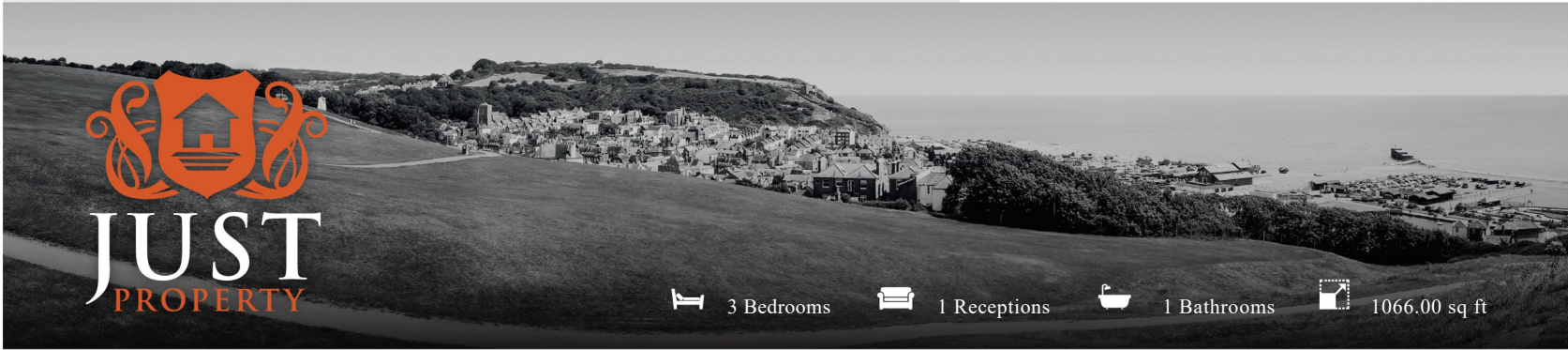
Energy Efficiency Rating			
EU Directive 2002/91/EC			
 1234567	 1234567	Very energy efficient - lower running costs	
		A (92 plus)	
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	
		Not energy efficient - higher running costs	
		Current	
Potential	85		



FLOORPLANS

131, Old London Road, Hastings, TN35 5LY

www.justproperty.net



131, Old London Road, Hastings, TN35 5LY

Freehold

£369,950





Freehold

£369,950

3 Bedrooms

1 Receptions

1 Bathrooms

1066.00 sq ft

PROPERTY DETAILS

Just Property, in conjunction with the owners, are delighted to offer for sale this deceptively spacious three-bedroom red brick Victorian home, ideally positioned within close proximity to Hastings Old Town and the seafront.

Retaining a number of period features, the property offers generous and well-arranged accommodation over two floors. The ground floor comprises a welcoming entrance hallway, an impressive 8.41m dual-aspect lounge/dining room, a separate kitchen/breakfast room, and a convenient downstairs WC.

To the first floor, there are three bedrooms, one of which enjoys pleasant views towards East Hill and glimpses of the sea. There is also a shower room and a separate WC.

Externally, the property boasts a private and secluded tiered rear garden, offering multiple seating areas ideal for relaxing or entertaining. The home has been tastefully redecorated and is beautifully presented throughout, a true credit to the current owner.

Situated on the outskirts of the highly sought-after Clive Vale area, the property is within easy reach of Hastings Old Town, the seafront, and the town centre, including its mainline railway station.

An ideal family home—early viewing is highly recommended. Please contact us today to arrange your appointment.



ROOM DIMENSIONS

Front Door	Bedroom
Entrance Porch	12'0" x 8'0" (3.66 x 2.46)
Hallway	Wet Room
Downstairs WC	Separate WC
Lounge and Dining Room	Front Garden Area
27'7" x 12'7" max (8.41 x 3.84 max)	Terraced Rear Garden
Kitchen and Breakfast Room	
18'4" x 8'5" (5.61 x 2.59)	
Understairs Storage	
Stairs to Galleried Landing	
Bedroom	
16'5" x 14'9" max (5.01 x 4.50 max)	
Bedroom	
12'0" x 8'9" (3.66 x 2.67)	

FEATURES

- Victorian Period Family Home
- Three Double Bedrooms
- Beautiful Terraced Rear Garden
- Wet Room and Two Separate WC's
- Open Plan Lounge and Dining Room
- Very Spacious Fitted Kitchen & Breakfast Room
- Wonderful Views From Rear Towards Sea and Country Park
- Walking Distance to Hastings Old Town
- Very Nicely Presented

