



ESTATE AGENTS

**8, Wellington Road, Hastings, TN34 3RN**

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Tel: 01424 839111

**Offers In Excess Of £550,000**

An opportunity has arisen to acquire this BEAUTIFULLY PRESENTED FIVE BEDROOM PERIOD HOME with FANTASTIC VIEWS, conveniently located on a sought-after and RARELY AVAILABLE ROAD, nestled between the West Hill, the Town Centre and the seafront. Offered to the market CHAIN FREE.

This CHARMING PERIOD HOME offers spacious and VERSATILE ACCOMODATION spanning THREE FLOORS with an additional CELLAR. Accommodation comprises a generous entrance hallway, LIGHT AND AIRY LIVING ROOM with LOG BURNING FIREPLACE, DINING ROOM, kitchen and downstairs SHOWER ROOM. To the first floor you will find TWO BEDROOMS, with the master enjoying PLEASANT VIEWS over the town and to the sea, in addition to a WC, whilst to the second floor there are THREE FURTHER BEDROOMS and a bathroom. Externally the property enjoys a PRIVATE AND ENCLOSED FAMILY FRIENDLY GARDEN.

Situated within walking distance of mainline railway station, seafront and Hastings historic Old Town. Please call the owners agents now to arrange your viewing and avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE VESTIBULE**

Door leading to:

#### **ENTRANCE HALLWAY**

Spacious with stairs rising to the first floor accomodation, under stairs door with staircase descending to the cellar, exposed wooden floorboards, radiator, door to:

#### **LIVING ROOM**

15'6 max x 12'11 maz (4.72m max x 3.94m maz )

Beautifully presented light and airy room, feature log burner with tiled hearth, double glazed bay window to front aspect, storage cupboards and shelving built into recess, ceiling cornicing, picture rail, exposed wooden floorboards, radiator, opening to:

#### **DINING ROOM**

13'3 x 11'7 (4.04m x 3.56m)

Double glazed French doors to rear aspect leading out to the garden, ample space for seating and entertaining, exposed wooden floorboards, radiator, space for American style fridge freezer, opening to:

#### **KITCHEN**

12'7 x 5'10 (3.84m x 1.78m)

Comprising a range of eye and base level units with worksurfaces over, space for range cooker with extractor above, inset one & ½ bowl ceramic sink with flexi mixer tap, space and plumbing for washing machine, radiator, tiled flooring, double glazed windows to rear and side aspects overlooking the garden.

#### **DOWNSTAIRS SHOWER ROOM**

Walk in shower with shower screen, dual flush wc, wash hand basin, chrome ladder style radiator, extractor fan, tiled walls, tiled flooring, double glazed obscured window to rear aspect.

#### **FIRST FLOOR LANDING**

Split level with stairs rising to the second floor accomodation.

#### **WC**

Dual flush wc, wash hand basin, wall mounted gas fired boiler, part tiled walls, tiled flooring, double glazed obscured window to rear aspect.

#### **BEDROOM**

13'4 x 10'10 (4.06m x 3.30m)

Feature fire surround, wardrobe built into recess, radiator, double glazed window to rear aspect overlooking the garden.

#### **MASTER BEDROOM**

18'2 max x 16'6 max (5.54m max x 5.03m max )

Beautifully presented light and airy room, currently utilised as a home office, feature fire surround, exposed wooden floorboards, picture rail, radiator, double glazed bay window to front aspect enjoying a pleasant outlook, further double glazed window to front aspect.

#### **SECOND FLOOR LANDING**

Split level with airing cupboard, ladder leading to a spacious loft.

**BATHROOM**

P shaped panelled bath with mixer tap and shower attachment, shower screen, wash hand basin set into vanity unit with storage below, dual flush wc, ladder style radiator, extractor fan, tiled walls, tiled flooring, double glazed obscured window to rear aspect.

**BEDROOM**

13'9 x 11'3 (4.19m x 3.43m)

Double glazed window to rear aspect enjoying a pleasant outlook, built in wardrobe, wash hand basin with tiled splashback and storage below, radiator.

**BEDROOM**

17'1 max x 11'10 (5.21m max x 3.61m)

Double glazed bay window to front aspect enjoying fantastic views out towards the sea and over the town, built in wardrobe, feature fire surround, wash hand basin with tiled splashback and storage below.

**BEDROOM**

9'10 x 6'2 (3.00m x 1.88m)

Double glazed window to front aspect enjoying pleasant views, radiator.

**REAR GARDEN**

Private, enclosed and family friendly garden which features a spacious patio area abutting the property and providing ample seating space, main area of garden being predominantly laid to lawn with some mature shrubs and plants, further seating area located at the rear of the garden.

**CELLAR**

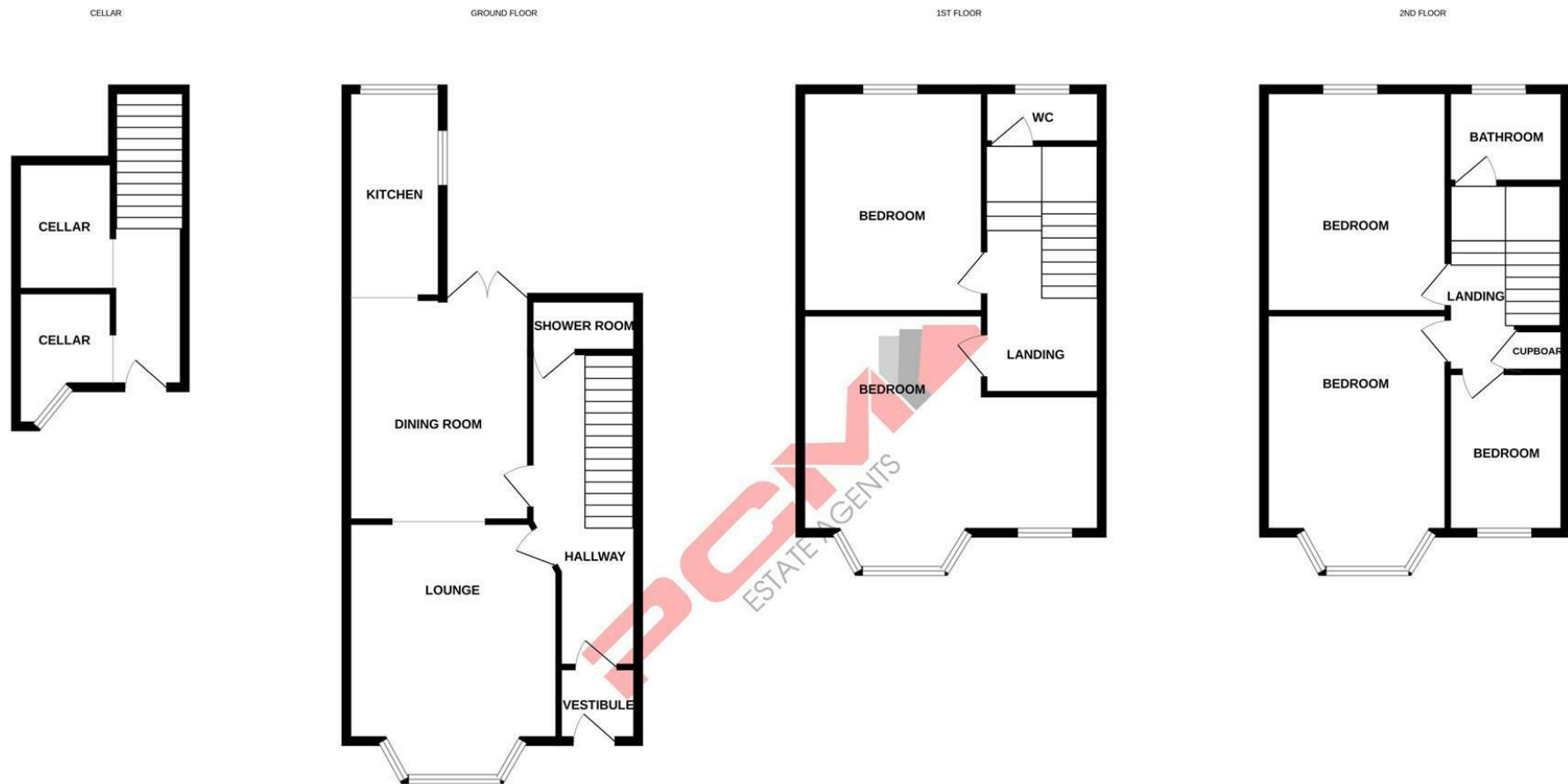
Offering a fantastic storage space comprising of two separate rooms and front door providing access to street level.

Council Tax Band: C

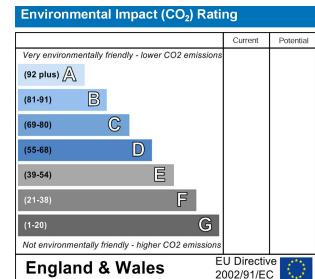
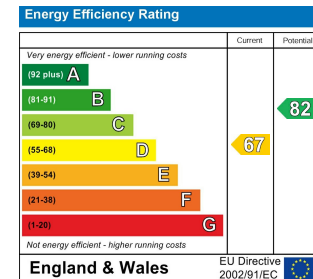








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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