



 2  2  1  B

Fellows Road, Hastings, TN34 3TY  
£1,250 Per Calendar Month



# Oliver & Bailey

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**Entrance Hall**

**Living Room**

12'7" x 11'3" (3.84m x 3.43m)

**Kitchen / Dining Area**

13'8" x 10'11" (4.19m x 3.35m)

**Cloakroom**

**Landing**

**Bedroom One**

11'1" x 10'2" (3.40m x 3.10m)

**Bedroom Two**

9'8" x 9'3" (2.97m x 2.84m)

**Bathroom**

**Driveway**

**Garden**



**Furnished Options: Unfurnished**

**Council Tax Band: B**

**Available Date: 21st June 2026**

# Oliver & Bailey

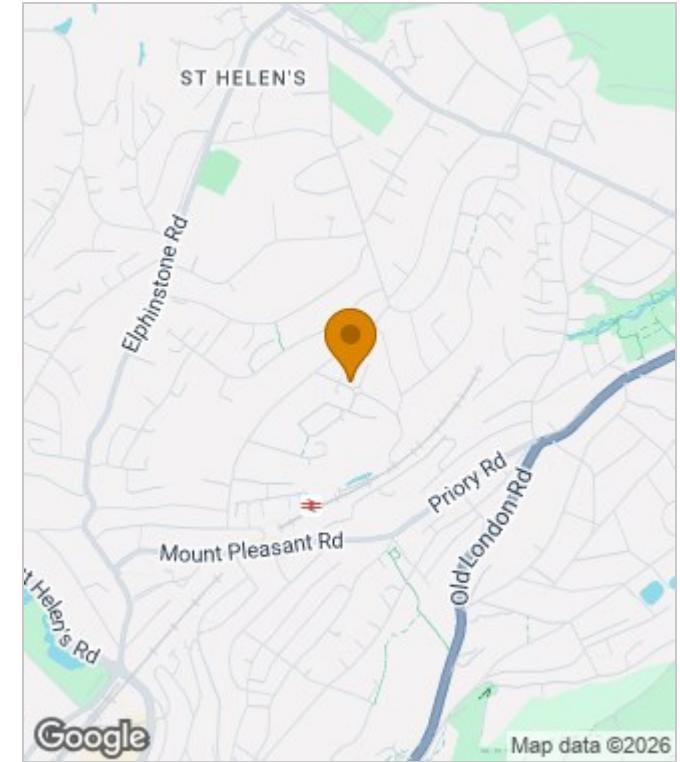
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**MODERN TWO BEDROOM HOUSE...** Call Robyn or Georgia at Oliver & Bailey to view this two bedroom semi detached house located on a popular residential area close to Conquest Hospital, Schools and Bus Routes to Hastings Town Centre. The property benefits from allocated parking, a private rear garden and modern fitted kitchen with built in appliances to include dishwasher and built in oven and hob. Comprising good size living room, modern fitted kitchen, cloakroom, two double bedrooms and bathroom. Further benefits to this property is gas central heating, double glazing and EPC rating C.

# FLOORPLAN



# AREA MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		82	82
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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