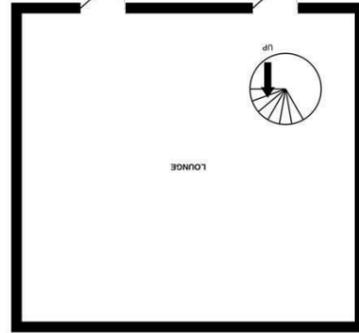
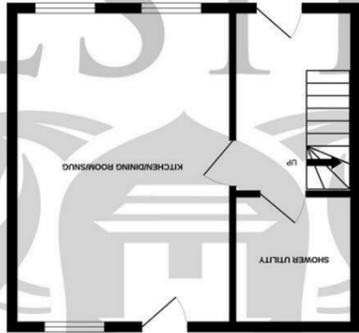
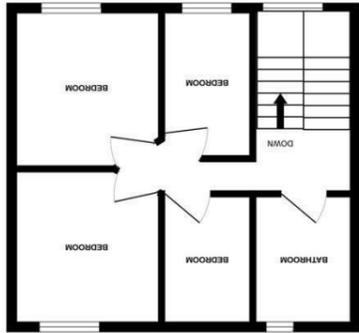


Energy Efficiency Rating	
Potential	Current
85	70

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



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 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.

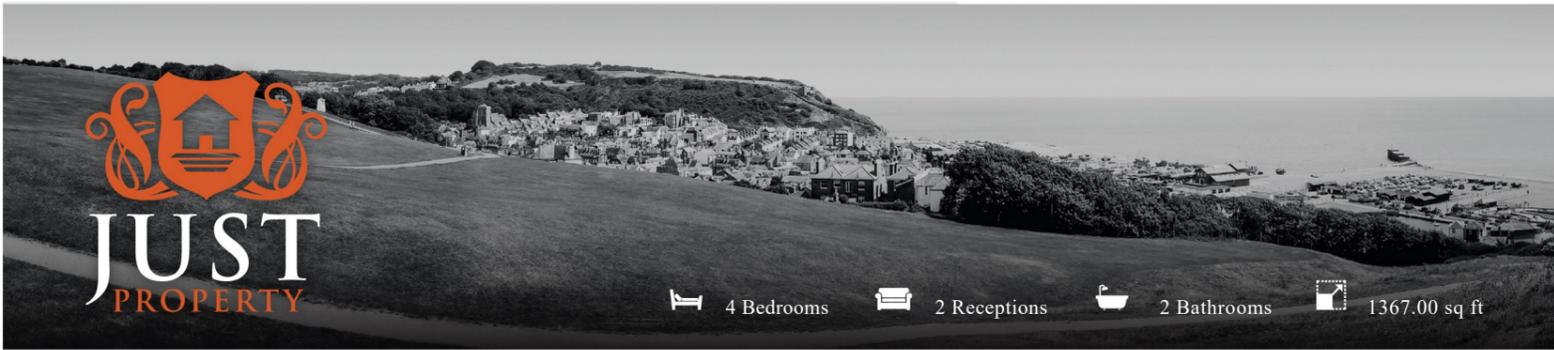
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FLOORPLANS

144 Frederick Road, Hastings, TN35 5AU

www.justproperty.net



4 Bedrooms 2 Receptions 2 Bathrooms 1367.00 sq ft

144 Frederick Road, Hastings, TN35 5AU

Freehold

£425,000





4 Bedrooms 2 Receptions 2 Bathrooms 1367.00 sq ft

PROPERTY DETAILS

Situated in the ever-popular Frederick Road in Hastings, this beautifully presented family home has been lovingly enhanced and meticulously maintained by the current owners, creating a stylish and versatile three-storey residence that is a true credit to them.

Ideally positioned within easy reach of well-regarded local schools, Hastings Town Centre, excellent transport links and Ore Village, the property offers both convenience and a fantastic lifestyle setting for growing families.

The ground floor welcomes you with a wonderful family lounge, featuring two doors opening to the front, allowing plenty of natural light to flow through. It also benefits from a modern fitted shower room with WC and a separate utility room, adding practicality to the home. The impressive open-plan kitchen, dining and snug area forms the heart of the property – a superb space for entertaining and everyday family life. The contemporary fitted kitchen includes integral appliances and ample storage, seamlessly blending style and functionality.

On the first floor, a gallery landing leads to four well-proportioned bedrooms and a stunning family bathroom, complete with a striking copper bath that creates a real focal point.

Externally, the property continues to impress, offering off-road parking for several vehicles to the front. To the rear, a patio garden provides the perfect spot for outdoor dining, with steps leading up to a further seating area and play space – ideal for children and summer gatherings alike.

Further benefits include gas-fired central heating with modern traditional-style radiators throughout.

A wonderful family home offering space, style and flexibility in a highly desirable location. Viewing is highly recommended by the vendor's sole agents, Just Property.

ROOM DIMENSIONS

Front Door	Bedroom
Hallway	9'1" x 6'11" (2.77 x 2.13)
Shower Room / WC / Utility Room	Bedroom
Kitchen / Dining Room	6'11" x 6'3" (2.13 x 1.91)
19'5" x 18'6" (5.92 x 5.66)	Bathroom
Spiral Staircase Down To	6'9" x 6'3" (2.08 x 1.91)
Family Lounge	Off Road Parking
18'11" x 17'7" (5.77 x 5.38)	Patio Garden
Stairs to First Floor	Rear Garden
Landing Area	
Bedroom	
10'11" x 9'10" (3.35 x 3.00)	
Bedroom	
11'1" x 9'1" (3.38 x 2.77)	

FEATURES

- Gorgeous Family Home
- Four Bedrooms
- Two Bathrooms - Stunning Copper Bath
- Off Road Parking
- Beautiful Fitted Kitchen
- Open Plan Dining Space
- Wonderful Family Room
- Gas Fired Central Heating
- Deceptively Spacious
- Rear Patio and Garden

