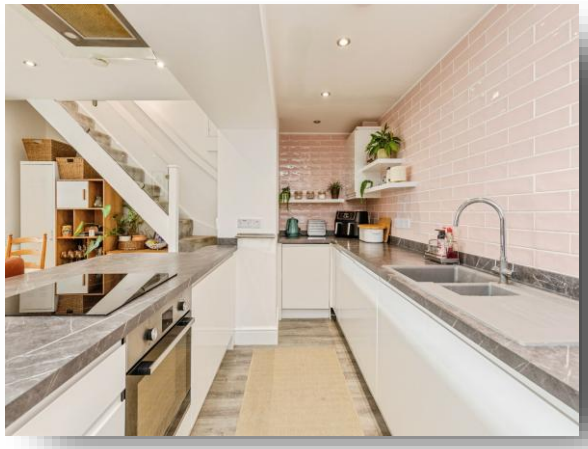
**Earl Street,Hastings TN34 1SG**

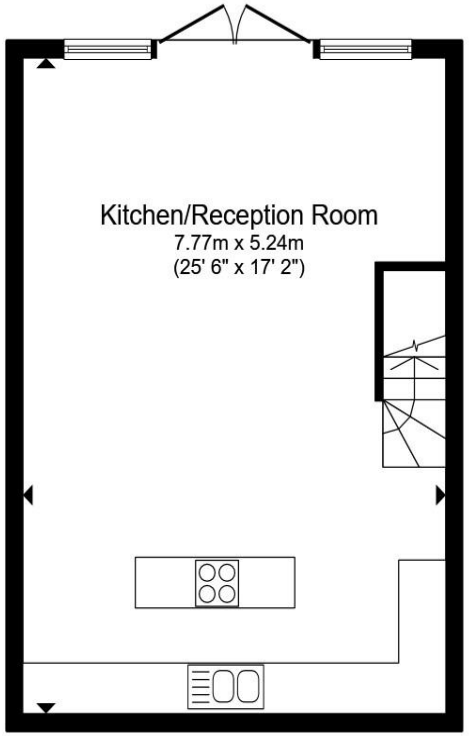
fox & sons

***welcome to***

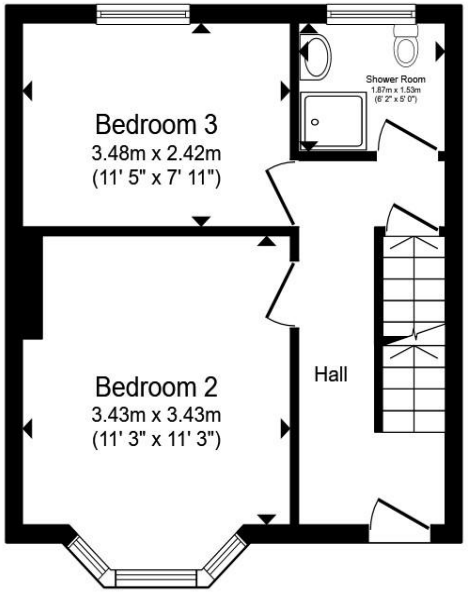
## Earl Street, Hastings

*OFF ROAD PARKING* A beautifully presented four-bedroom mid-terraced house, finished to an exceptionally high standard and ideally situated in a convenient town centre location offering the four bedrooms, shower room, bathroom, large open plan kitchen / living. Guide Price of £400,000 to £375,000.

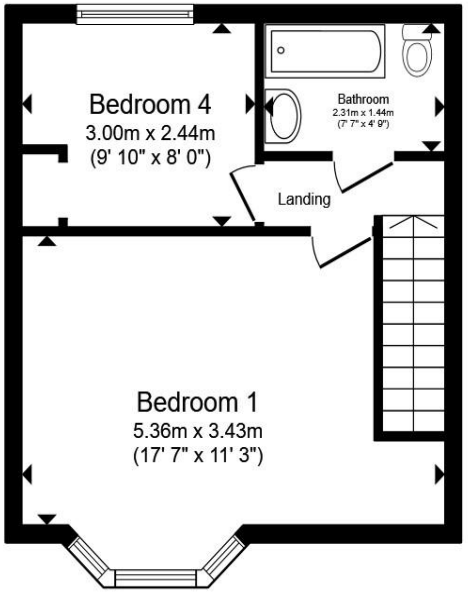





## Lower Ground Floor




## Ground Floor




## First Floor

**Entrance Hall**

**Bedroom Two**
11' 3" x 11' 3" ( 3.43m x 3.43m )

**Bedroom Three**
7' 11" x 11' 5" ( 2.41m x 3.48m )

**Shower Room**
5' x 6' 2" ( 1.52m x 1.88m )

**Lower Ground Floor Level**

**Kitchen / Reception Room**
17' 2" x 25' 6" ( 5.23m x 7.77m )

**First Floor Landing**

**Bedroom One**
11' 3" x 17' 7" ( 3.43m x 5.36m )

**Bedroom Four**
8' x 9' 10" ( 2.44m x 3.00m )

**Family Bathroom**
4' 9" x 7' 7" ( 1.45m x 2.31m )

Total floor area 107.7 m² (1,159 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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## Earl Street, Hastings

- PRIVATE OFF ROAD PARKING
- FOUR BEDROOM
- MID TERRACE FAMILY HOME
- EXCEPTION FINISH THROUGHOUT
- FAMILY SHOWER ROOM AND FAMILY BATHROOM

Tenure: Freehold EPC Rating: C
Council Tax Band: B

# £375,000 - £400,000

Please note the marker reflects the postcode not the actual property

**view this property online** fox-and-sons.co.uk/Property/HAS121614

The Property Ombudsman

Property Ref:
HAS121614 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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