





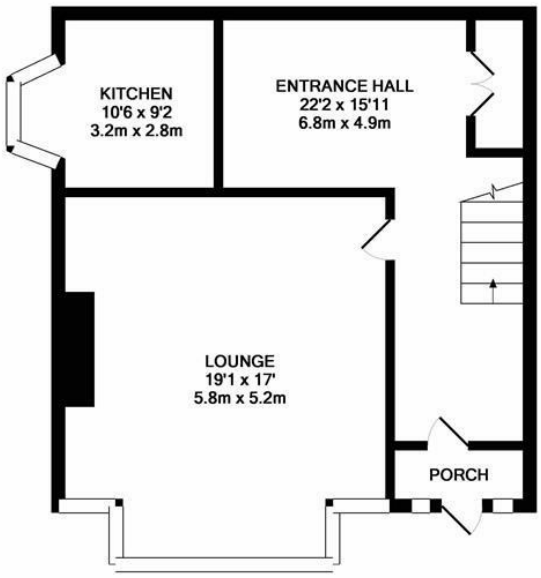


Downs Road, Hastings TN34 2DX

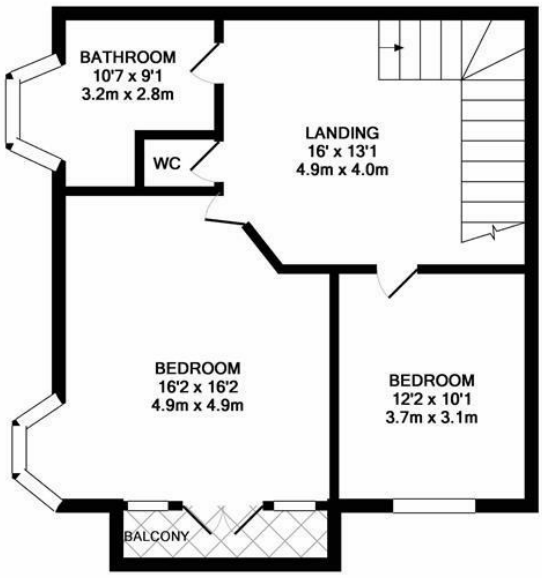
Offers in excess of £375,000

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An attractive two/four bedroom, PERIOD FAMILY HOME that makes up the front portion of a SEMI DETACHED Victorian Villa. Situated in a FAVOURED BLACKLANDS LOCATION within easy walking distance to Alexandra Park, St. Helens Woods, local schools and good bus routes. Hastings mainline railway station is also close offering connections to London. Enjoying a WEALTH OF ORIGINAL FEATURES and well proportioned rooms with HIGH CEILINGS throughout, the accommodation here is arranged as an ENTRANCE VESTIBULE relishing STAINED-GLASS WINDOWS, opening into the grand hallway with ORIGINAL STORAGE CUPBOARDS. There is a BAY FRONTED LIVING ROOM, measuring 19'1 x 17'0 with a FEATURE FIREPLACE and plantation shutters, offering room for a full dining table. The FITTED KITCHEN is positioned at the rear of the property enjoying a bay window, CONTEMPORARY UNITS and HERRINGBONE FLOORING, whilst providing ample storage and worktop space, plus INTEGRATED APPLIANCES. The first floor houses TWO DOUBLE BEDROOMS, where the principal bedroom benefits from access to the PRIVATE BALCONY, together with a STYLISH



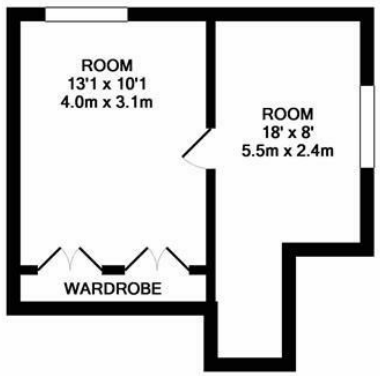
APPROX. FLOOR
AREA 642 SQ.FT.
(59.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 630 SQ.FT.
(58.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1545 SQ.FT. (143.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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LOFT ROOMS
APPROX. FLOOR
AREA 273 SQ.FT.
(25.3 SQ.M.)





