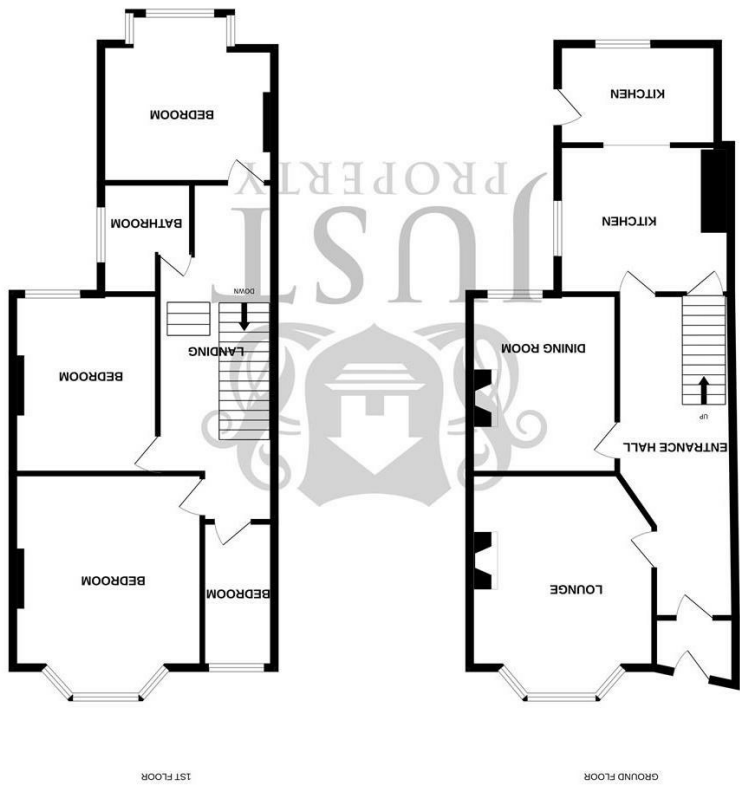




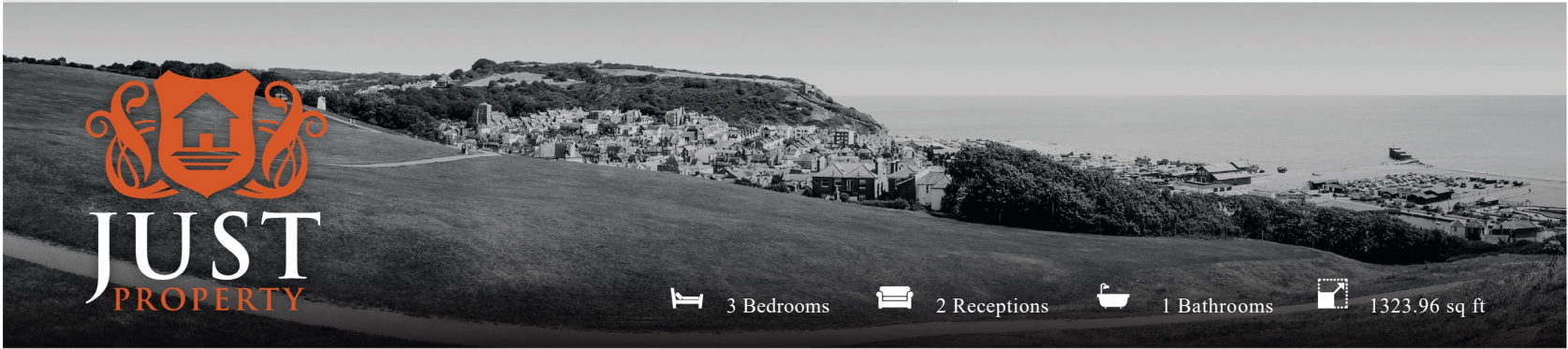
Energy Efficiency Rating					
England & Wales					
EU Directive 2002/91/EC					
					
			Very energy efficient - lower running costs		
			(92 plus) A		
			(81-91) B		
			(69-80) C		
			(55-68) D		
			(39-54) E		
			(21-38) F		
			(1-20) G		
			Not energy efficient - higher running costs		
			Potential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



FLOORPLANS

81 Old London Road, Hastings, TN35 5LY

www.justproperty.net



81 Old London Road, Hastings, TN35 5LY

Freehold

£359,650





Freehold

£359,950

3 Bedrooms 2 Receptions 1 Bathrooms 1323.96 sq ft

PROPERTY DETAILS

CHAIN FREE

The property is a spacious mid-terrace period home, ideally positioned within a short walking distance of the historic Old Town of Hastings. Here you'll find an excellent selection of independent cafés, restaurants, and shops, along with the seafront and promenade.

There are a number of well-regarded local schools nearby, as well as easy access to Hastings Country Park, offering acres of open space and woodland—perfect for walking and outdoor pursuits.

The accommodation is well-proportioned throughout, comprising a welcoming entrance hallway, a bay-fronted living room, and a separate dining room. To the rear, there is an open-plan kitchen with breakfast area, along with a useful cellar for additional storage.

To the first floor, a galleried landing leads to four bedrooms and a family bathroom.

Externally, the property benefits from a small front garden and a patio rear garden, along with the added advantage of off-road parking to the rear.

Further benefits include many retained original features, gas central heating, and the property is offered to the market chain free.

An internal viewing is highly recommended to fully appreciate the space and character on offer. Viewings can be arranged via the vendor's sole agents, Just Property.

ROOM DIMENSIONS

Front Door	Bedroom
Porch	12'5" x 9'4" (3.81 x 2.86)
Hallway	Bedroom
Family Lounge	11'7" x 5'8" (3.54 x 1.73)
16'7" x 13'9" (5.07 x 4.21)	Bathroom
Dining Room	8'1" x 7'1" (2.47 x 2.18)
12'9" x 10'4" (3.90 x 3.15)	Small Front Garden
kitchen & Breakfast Area	Rear Patio Garden
20'1" x 10'2" max (6.13 x 3.11 max)	Off Road Parking
Cellar	
Stairs to Landing	
Bedroom	
16'9" x 11'0" (5.11 x 3.37)	
Bedroom	
12'9" x 10'0" (3.91 x 3.06)	

FEATURES

- CHAIN FREE
- Four Bedrooms
- Period Terraced House
- Walking Distance To Hastings Old Town and Seafront
- Off Road Parking To Rear
- Gas Central Heating
- Schools Nearby
- Useful Cellar Storage
- Views Towards country Park From Rear



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.