

MADE



117 Harold Road
, Hastings, TN35 5NW

Offers in excess of £585,000



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An attractive **FOUR STOREY VICTORIAN HOUSE** situated in an enviable position on the cusp of Hastings Old Town with far reaching views towards The East Hill. It's located just a short walk from the East Hill, Hastings Country Park, the seafront and the Old Town which offers a collection of independent shops, galleries, restaurants and traditional pubs. The **VERSATILE ACCOMMODATION** here is arranged as a three storey house with a **SELF-CONTAINED ONE BEDROOM APARTMENT** spanning the lower floor, offering the perfect set up for those seeking multi-generational living or a home and income opportunity.

You enter on the hall floor where there is a bay fronted dining room with a limestone fireplace which was made in Italy, it's open to the stylish kitchen to create a **BRIGHT, DUAL ASPECT SPACE**. The kitchen is fitted with **CONTEMPORARY UNITS** housing integrated appliances, a large pantry cupboard and there is ample room for a dining table. There is also a **SEPARATE UTILITY ROOM** with access out to the landscaped rear garden and a downstairs shower room with w/c. The main living space is positioned on the first floor with a wood-burning stove and double doors opening to a **PRIVATE WROUGHT IRON BALCONY** which bathes in the morning sunlight. There is also a double bedroom on this floor together with a large, modern shower room with a walk-in shower enclosure. The upper floor houses two further double bedrooms,

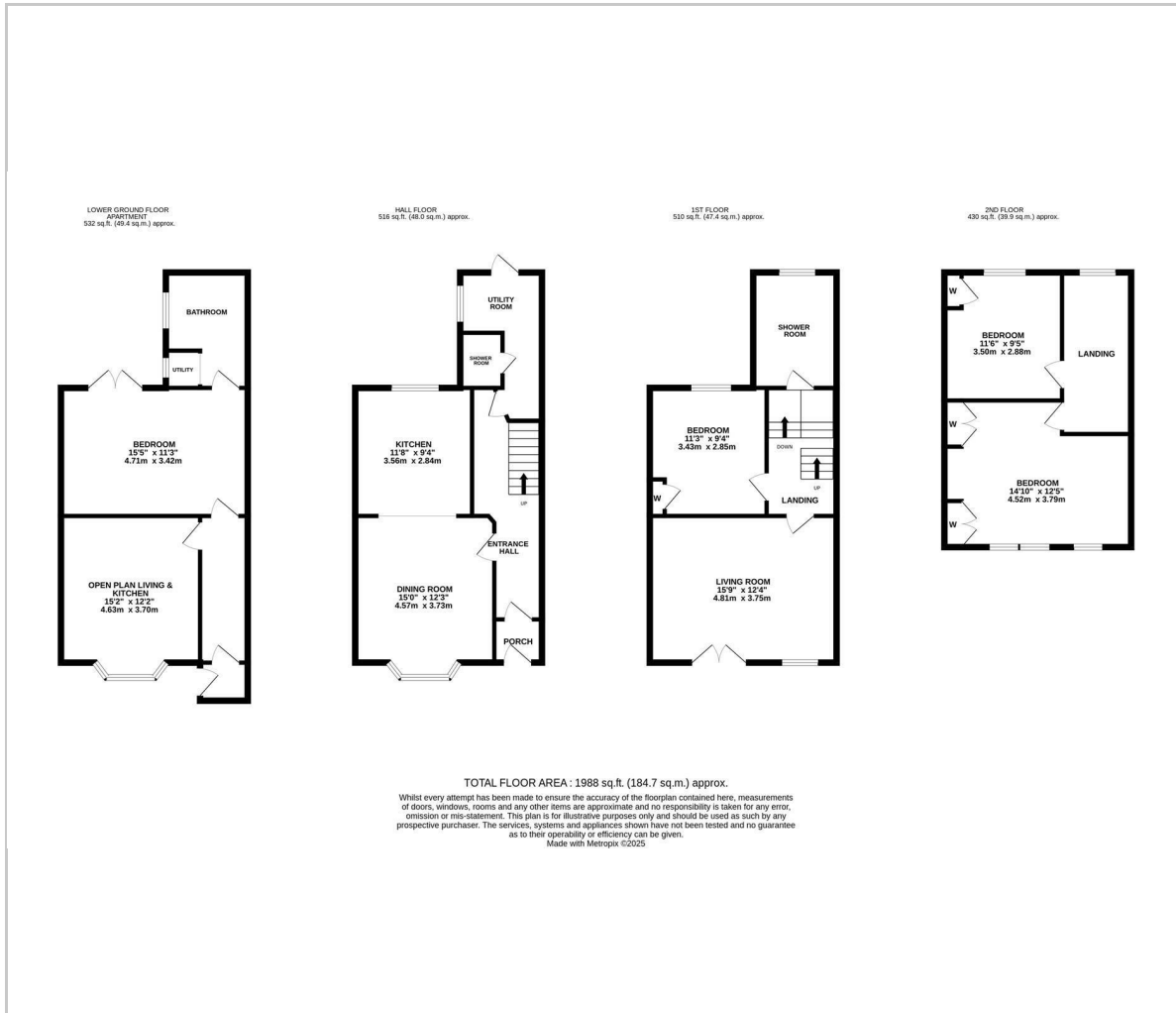




all with BUILT-IN STORAGE and from the front of the property you can enjoy FAR REACHING VIEWS across the neighbouring rooftops. Externally the garden was designed by Dermot Gavin across ascending tiers offering multiple seating areas. There is a DETACHED GARDEN STUDIO at the top of the garden which measures 3.2m x 3.5m which has POWER.



Floor Plan



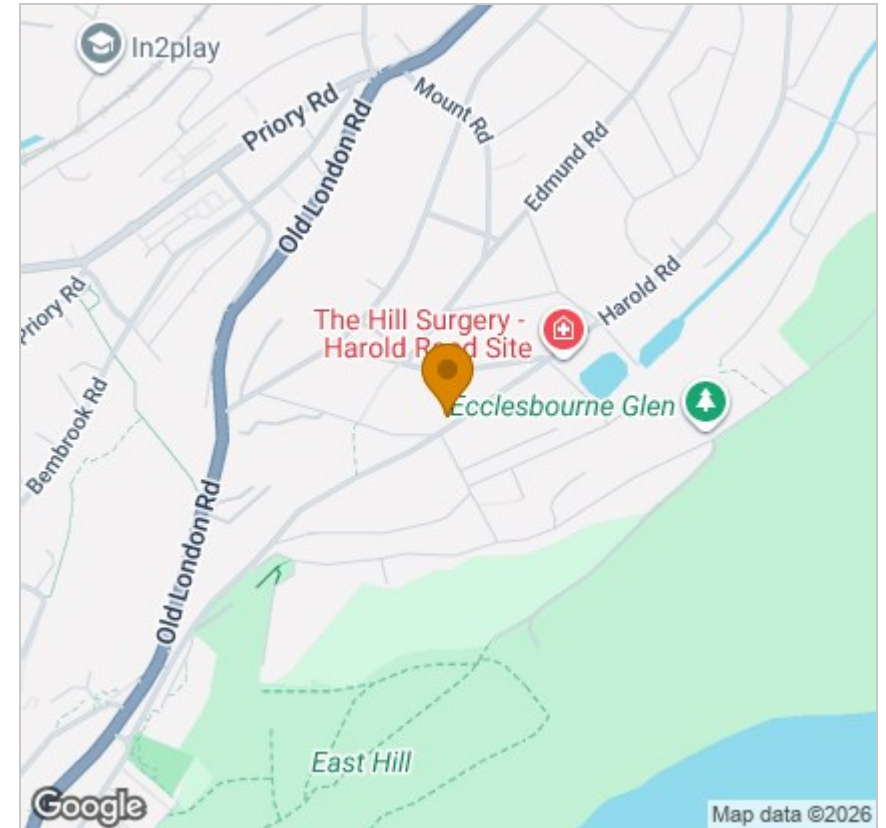
Viewing

Please contact our Hastings Office on 01424 444700 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

