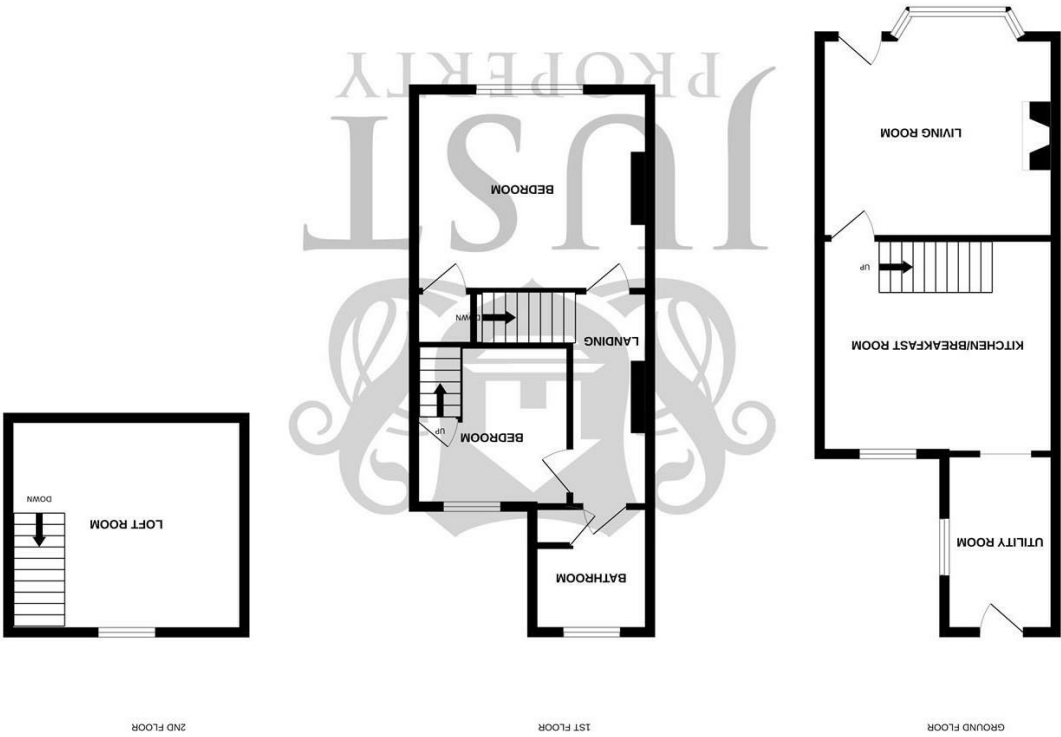
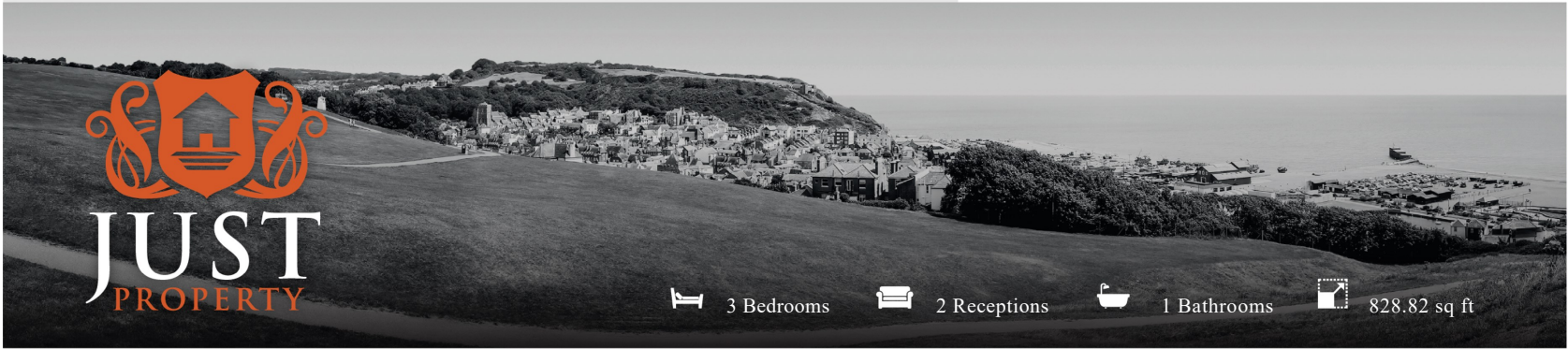




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	Very energy efficient - lower running costs	
A	(92 plus)	
	B	
	(81-91)	
	C	
	(69-80)	
	D	
E	(55-68)	
	F	
	(39-54)	
G	(21-38)	
	(1-20)	
Not energy efficient - higher running costs		



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55 Sandown Road, Hastings, TN35 5AY

Freehold

£265,000





Freehold

£265,000

3 Bedrooms 2 Receptions 1 Bathrooms 828.82 sq ft

PROPERTY DETAILS

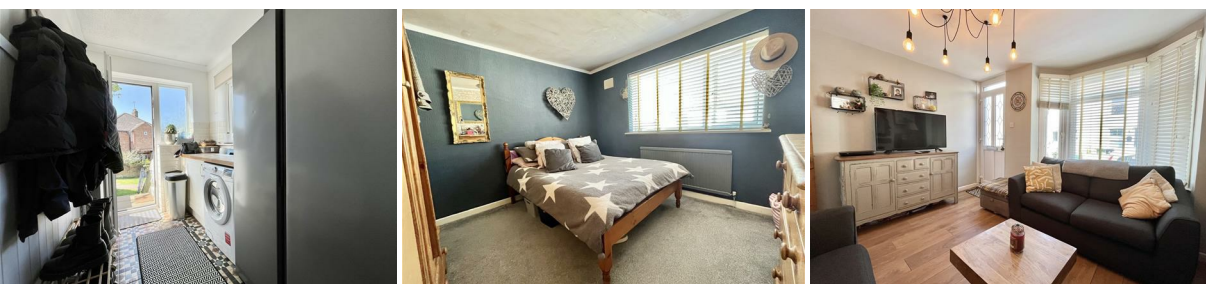
Just Property are delighted to present this beautifully arranged two bedroom mid-terraced Victorian home with a loft room, conveniently positioned close to the amenities of Ore Village, well-regarded local schools, bus routes and excellent access to Hastings Old Town, the Town Centre and seafront.

The accommodation is set across three floors and offers a practical and versatile layout. The ground floor comprises a welcoming living room to the front, leading through to a spacious kitchen/breakfast room, with a separate utility room to the rear providing useful additional storage and workspace. In addition, the property benefits from a substantial cellar spanning the full footprint of the house, offering exceptional storage potential.

On the first floor there are two bedrooms along with a family bathroom, while the second floor features a generous loft room offering flexible additional space, ideal for use as a home office, hobby room or occasional guest area.

Externally, the property enjoys an enclosed rear garden with areas for seating and outdoor enjoyment, making it well suited for both relaxing and entertaining. The garden also benefits from a shed which is currently used as a home bar, but could equally serve as a home office or studio. To the rear, there is the added advantage of off-road parking for two vehicles.

Further benefits include gas central heating and double glazing. Viewing is highly recommended through sole agents, Just Property.



ROOM DIMENSIONS

Front Door

Entrance Hall

Living Room
12'5" x 12'5" (3.8 x 3.81)

Kitchen Breakfast Room
12'5" x 9'6" (3.81 x 2.92)

Utility Room
9'6" x 6'2" (2.90 x 1.88)

First Floor Landing

Bedroom
12'7" x 10'5" (3.84 x 3.18)

Bedroom
10'7" x 8'5" (3.25 x 2.59)

Bathroom

Loft Room
10'11" x 10'0" (3.33 x 3.07)

Rear Garden

Off Road Parking

FEATURES

- Mid-Terraced House
- Popular Location
- Two Bedrooms
- Living Room
- Kitchen Breakfast Room
- Off Road Parking
- Enclosed Garden
- South-Westerly Aspect
- Cellar Storage under the whole property



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.