
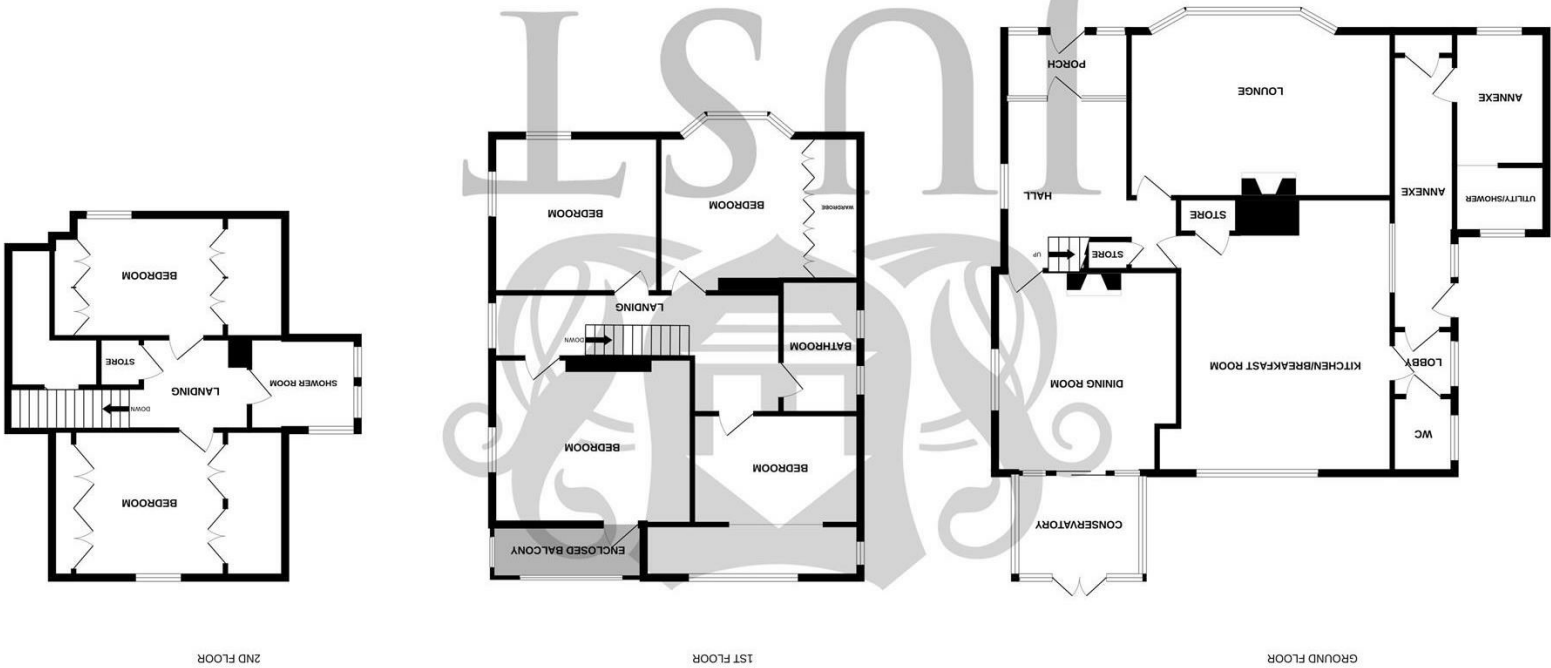




Energy Efficiency Rating		
	EU Directive 2002/91/EC	Not energy efficient - higher running costs
		<div><div>G</div><div>(1-20)</div></div>
		<div><div>F</div><div>(21-30)</div></div>
		<div><div>E</div><div>(31-40)</div></div>
		<div><div>D</div><div>(41-50)</div></div>
		<div><div>C</div><div>(51-60)</div></div>
		<div><div>B</div><div>(61-80)</div></div>
		<div><div>A</div><div>(81-100)</div></div>
		Very energy efficient - lower running costs
		Current
Potential	75	



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

GROUND FLOOR

1ST FLOOR

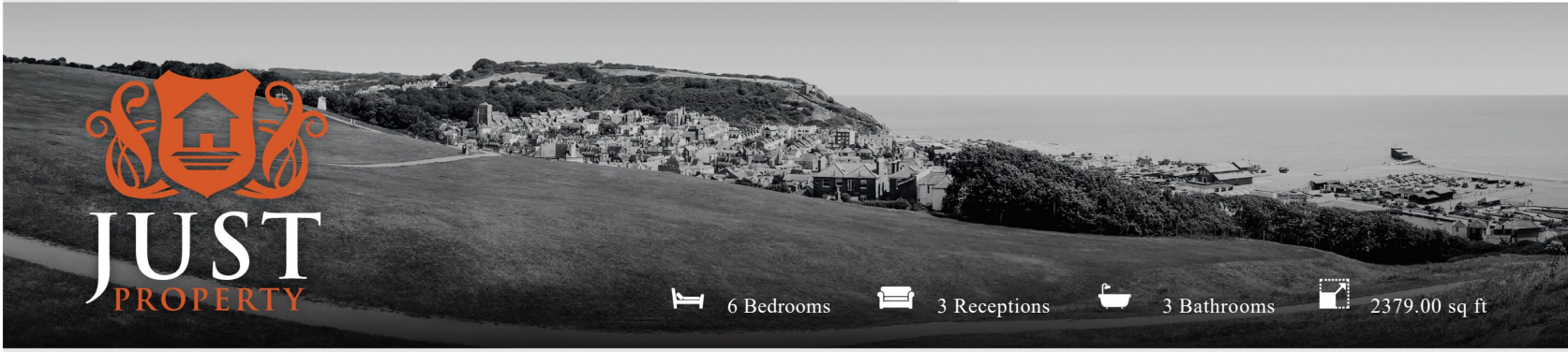
2ND FLOOR



## FLOORPLANS

Holly Court 13 Stanley Road, Hastings, TN34 1UE

[www.justproperty.net](http://www.justproperty.net)



6 Bedrooms 3 Receptions 3 Bathrooms 2379.00 sq ft

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Freehold

£850,000







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## PROPERTY DETAILS

A stunning and beautifully presented six-bedroom family home, ideally situated just outside Hastings Town Centre, with magnificent views of the sea and castle.

This substantial property is perfectly placed within walking distance of the peaceful Linton Gardens and Alexandra Park, as well as Hastings Town Centre with its wide range of shops, mainline railway station with London connections, the seafront and beaches, and the vibrant Hastings Old Town with its independent cafés, restaurants and boutiques.

The current owner has significantly enhanced the accommodation, which now offers six double bedrooms, a bathroom with bath and shower, two additional shower rooms, a generous family sitting room with hearth and log-burner, a separate dining room, also with log-burner, a rear conservatory, and a well-appointed kitchen/breakfast room. Many original features remain in place, complemented by gas-fired central heating and UPVC double glazing.

A particular highlight of this impressive home is the excellent outside space. To the front is an attractive garden and ample off-road parking together with a double garage with an electric up-and-over door. The enclosed rear garden enjoys established planting, two terraces ideal for outdoor dining and relaxing, and a recently constructed gym/studio with an adjoining hobby room and separate potting shed. The property also benefits from a useful basement with ample storage and external access.

Tastefully maintained and decorated both internally and externally, this home is an outstanding opportunity for a new owner to enjoy the numerous and delightful facilities that it presents.

To fully appreciate this magnificent family home, viewing is highly recommended through the vendors' chosen sole agents, Just Property.

Call 01424 444100 for further details or to arrange an appointment.



## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Porch	16'4" x 13'3" max (5.00 x 4.06 max)
Hallway	Bedroom
15'1" (4.60)	4.09 x 2.97
Family Lounge	Bathroom
18'0" x 16'6" (5.49 x 5.03)	Stairs To Landing
Dining Room	Bedroom with eaves storage
16'0" x 15'3" (4.88 x 4.67)	11'6" x 10'4" (3.53 x 3.15)
Conservatory	Bedroom with eaves storage
13'5" x 6'3" (4.11 x 1.93)	Shower Room / WC
Kitchen / Breakfast Room	Loft Storage
20'6" x 10'5" (6.25 x 3.20)	Basement
Corridor To Annexe	Gym / Studio
21'4" (6.51)	Hobby Room
WC	Potting Shed
Storage Cupboard	Double Garage
Annexe	Front Garden
10'11" x 6'10" (3.33 x 2.10)	Off Road Parking x 4
Utility / Shower	Rear Garden
6'10" x 6'4" (2.10 x 1.95)	
Stairs To Landing	
Bedroom	
16'6" x 16'0" (5.05 x 4.88)	
Bedroom	
15'3" x 11'6" (4.67 x 3.51)	
Enclosed Balcony	
11'1" x 3'8" (3.40 x 1.12)	

## FEATURES

- CHAIN FREE
- Six Bedrooms
- Bathroom & Two Shower rooms
- Fabulous Quality Substantial Family Home
- Walking Distance To Hastings Train Station, Parks, Town Centre and Seafront / Beaches
- Wonderful Views Over English Channel
- Many Original Features
- Double Garage and Ample Off Road Parking
- Annexe Area with Utility Zone
- Ample Level Garden with Outbuildings and Great Plants



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.