



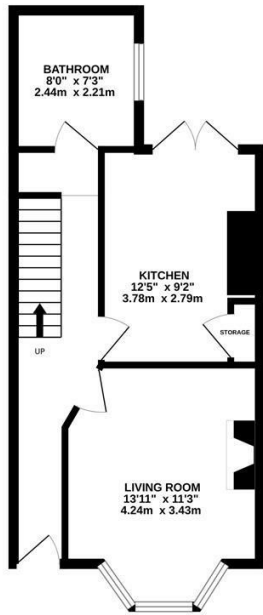
St. Marys Road, Hastings TN34 3LW

Offers in excess of £250,000

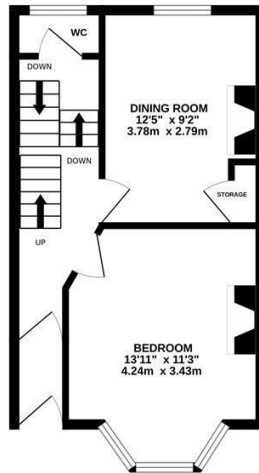


A spacious THREE BEDROOM HOUSE occupying a sought after location on the cusp of the WEST HILL, just a short stroll from both the Old Town and Hastings Town centre making it perfectly placed to enjoy LIFE BY THE COAST. Spanning three storeys, the accommodation here offers a VERSATILE LAYOUT with front access to the property on both the lower two floors. The lower ground floor comprises of a FRONT ASPECT LIVING SPACE which enjoys BAY WINDOWS, MODERN FITTED KITCHEN with access to the REAR GARDEN and the FAMILY BATHROOM with a bath and separate shower. The ground floor houses a SEPARATE DINING ROOM together with the BAY FRONTED DOUBLE BEDROOM and WC. The additional two DOUBLE BEDROOMS are positioned on the upper floor, with the primary enjoying a FEATURE FIREPLACE. Externally the REAR GARDEN offers two tiers of patio, offering multiple spots for DINING ALFRESCO. Being sold CHAIN FREE, this property would make the PERFECT FAMILY HOME and is not to be missed.

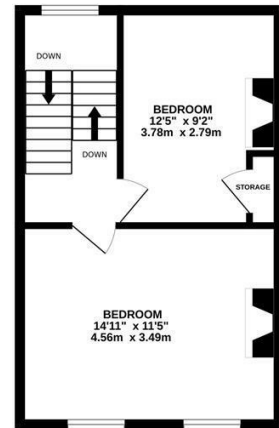
BASEMENT
397 sq.ft. (36.8 sq.m.) approx.



GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.3 sq.m.) approx.

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.
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