

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	71
Potential	80



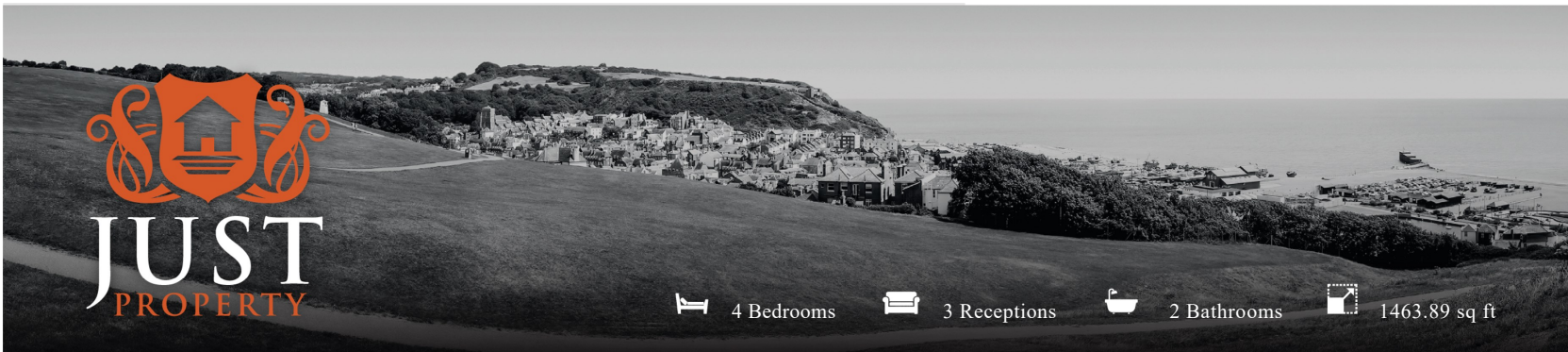
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms and fixtures are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, fixtures and appliances shown here and listed are not guaranteed as to their quality or efficiency and can vary.



# FLOORPLANS

137 Queens Road, Hastings, TN34 1RP

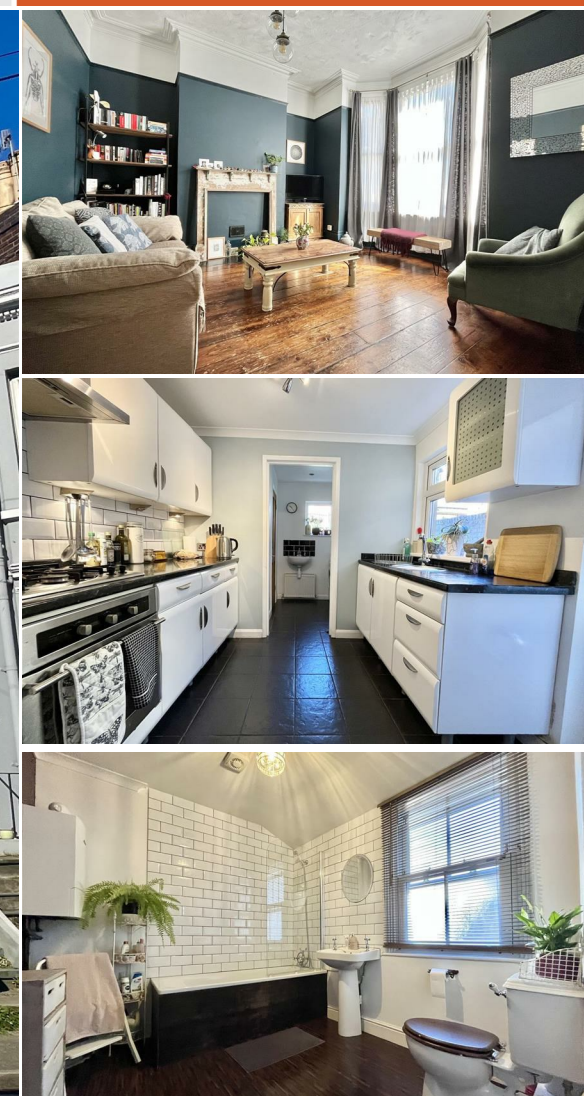
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137 Queens Road, Hastings, TN34 1RP

Freehold

**£365,000**





Freehold

£365,000

4 Bedrooms 3 Receptions 2 Bathrooms 1463.89 sq ft

## PROPERTY DETAILS

A rare opportunity to acquire this substantial four/five-bedroom, three-story period terraced home, ideally positioned in a highly sought-after central Hastings location, within easy walking distance of the town center, mainline railway station, seafront, shopping facilities, restaurants and leisure amenities.

This characterful older-style property offers spacious and highly versatile accommodation arranged over three generous floors, making it ideal for growing families, multi-generational living, home-working or investment potential. Combining period proportions with modern comforts, the property benefits from gas central heating, double glazing and flexible living space throughout.

The entrance floor features a welcoming hallway, a bright and spacious living room, a well-proportioned bedroom/reception room, family bathroom and separate WC. The first floor offers three further bedrooms, providing ample space for larger households or those requiring office or guest accommodation.

The lower ground floor adds further flexibility, comprising an additional bedroom, separate dining room and fitted kitchen, together with a useful utility room and shower room. This floor also provides direct access to the enclosed rear garden, offering a private outdoor space ideal for relaxing or entertaining.

In total, this impressive home provides four/five bedrooms, multiple reception spaces and adaptable accommodation to suit a variety of lifestyles. Properties of this size and character in such a convenient town center setting are rarely available, and early viewing is highly recommended to fully appreciate the scale, flexibility and excellent location on offer.



## ROOM DIMENSIONS

Front Door	Bedroom
Porch	8'3" x 6'2" (2.53 x 1.89)
Entrance Hall	Stairs to Lower Ground Level
Living Room	Bedroom
12'10" x 11'2" (3.93 x 3.41)	12'5" x 11'3" (3.79 x 3.43)
Reception Room	Dining Room
12'0" x 9'9" (3.68 x 2.98)	11'11" x 9'10" (3.64 x 3.01)
Bathroom	Kitchen
10'6" x 8'2" (3.21 x 2.49)	8'4" x 8'0" (2.56 x 2.45)
Stairs to Top Floor	Utility Room
Landing	Shower Room & W.C
Bedroom	Rear Garden
13'11" x 9'6" (4.26 x 2.92)	
Bedroom	
11'10" x 9'5" (3.62 x 2.89)	

## FEATURES

- Older Style Three Story House
- 4/5 Bedroom House
- Modern Kitchen and Bathroom
- Rear Garden
- Town Centre Location
- Well Presented Throughout
- Close to Mainline Railway Station
- Kitchen and Dining Room
- Two Bathrooms

