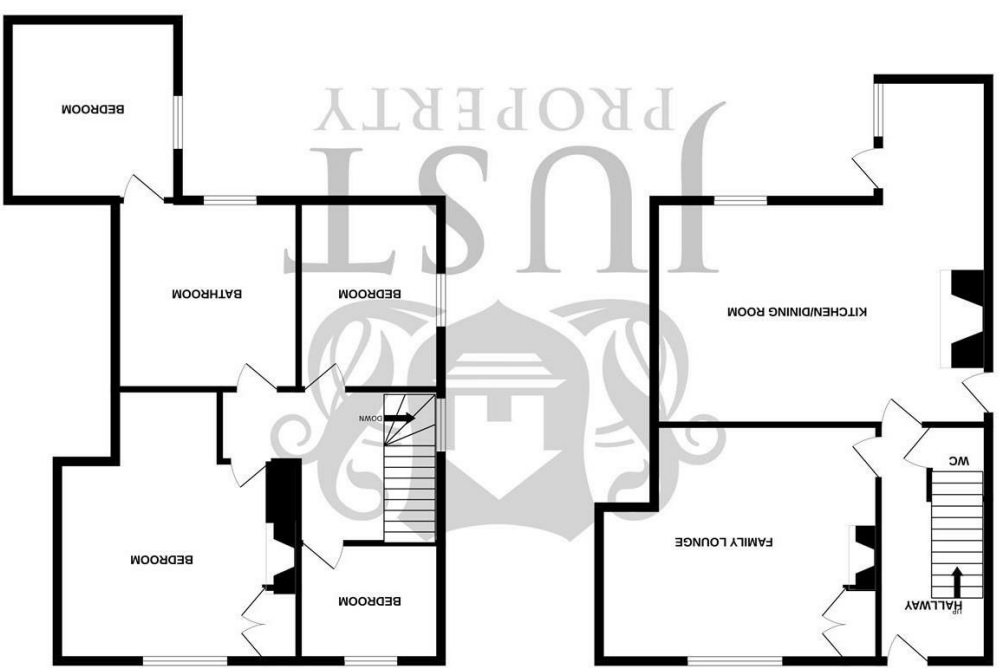


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	Potential



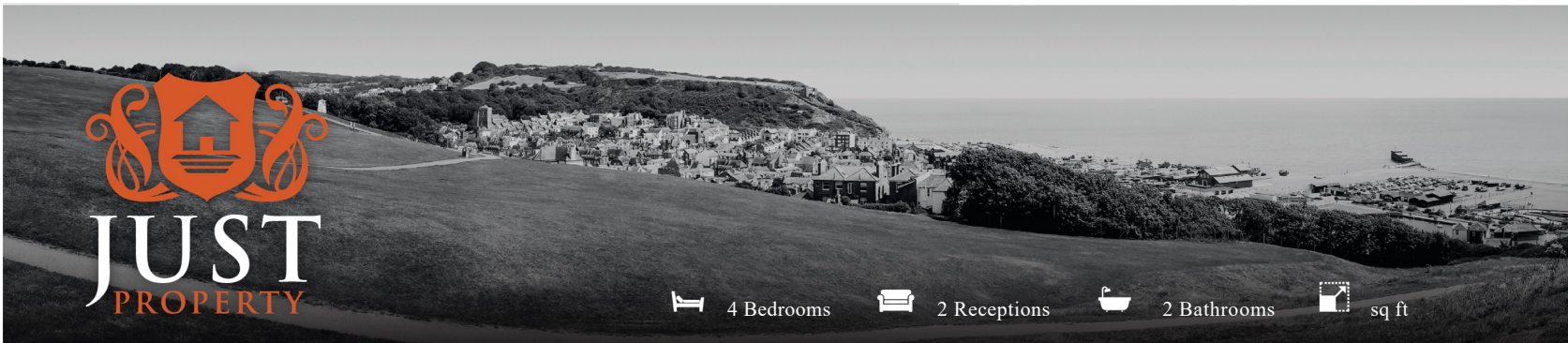
What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, fixtures and appliances shown have not been tested and no guarantee is made as to their accuracy or efficiency can be given. The services, systems and appliances shown have not been tested and no guarantee is made as to their accuracy or efficiency can be given. This plan is for illustrative purposes only and should be used as such. Any of errors, omissions and any other items are acknowledged and approved in kind by the agent.



# FLOORPLANS

22 Rock-A-Nore Road, Old Town, Hastings, TN34 3DW

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

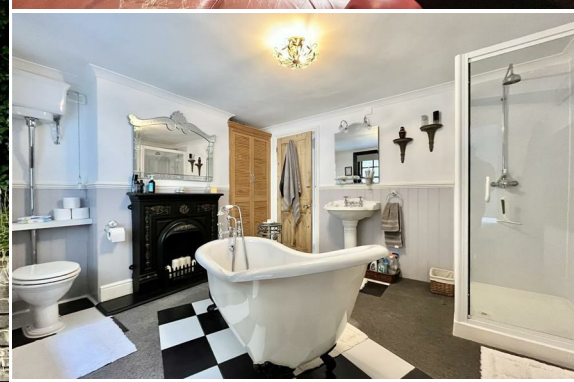


4 Bedrooms    2 Receptions    2 Bathrooms    sq ft

Freehold

# £465,000

22 Rock-A-Nore Road, Old Town, Hastings, TN34 3DW





4 Bedrooms 2 Receptions 2 Bathrooms sq ft

## PROPERTY DETAILS

Welcome to Rock-A-Nore Road, Hastings, a truly rare opportunity to acquire a stunning period end-of-terrace home in the heart of the highly sought-after Old Town.

This charming and beautifully presented freehold property, offers generous and versatile accommodation, including two spacious reception rooms, a well-proportioned kitchen/dining room, four bedrooms, and an impressively large family bathroom.

A particularly exceptional feature of this home and a genuine rarity within the Old Town, is the extensive private parking, providing space for up to four vehicles. This level of off-road parking is seldom found in such a central and historic location, making it a significant advantage for both homeowners and visitors alike.

The property itself blends period character with modern comfort, offering a welcoming family lounge ideal for relaxing or entertaining, alongside a sociable kitchen/dining space. To the rear, there is a useful utility room and a private courtyard, adding to the practicality of the home.

Upstairs, the three/four bedrooms are well arranged across the first floor, complemented by a notably spacious family bathroom, perfectly suited to growing families or those seeking additional space.

Situated in the vibrant Old Town, you are just moments from the seafront, beach, and an array of independent shops, restaurants, and local attractions that make Hastings such a desirable place to live.

Opportunities like this are rarely available, combining freehold ownership, substantial living space, and exceptional parking in one of the area's most characterful settings.

Contact Just Property on 01424 444100 to arrange your viewing and fully appreciate everything this unique home has to offer.



## ROOM DIMENSIONS

Front Door

Hallway  
15'9" (4.82)

WC

Family Lounge  
14'11" x 13'7" (4.55 x 4.16)

Kitchen / Dining Room  
18'2" x 17'8" (5.54 x 5.41)

Stairs To Landing

Bedroom  
10'5" x 7'6" (3.19 x 2.30)

Bedroom  
7'10" x 7'6" (2.40 x 2.30)

Bedroom  
16'11" x 14'8" (5.18 x 4.48)

Bedroom

9'9" x 8'10" (2.98 x 2.70)

Bathroom

12'4" x 10'3" (3.76 x 3.14)

Courtyard Garden

Workshop / Utility Room

Parking Spaces x 4

## FEATURES

- Four Bedroom
- End Of Terrace House
- Beautiful Condition
- Moments From The Beach
- Highly Desirable Old Town Position
- Small Courtyard To Rear
- Parking Spaces x 4
- Sea Views
- Open Plan Dining and Kitchen
- Grade II Listed

