



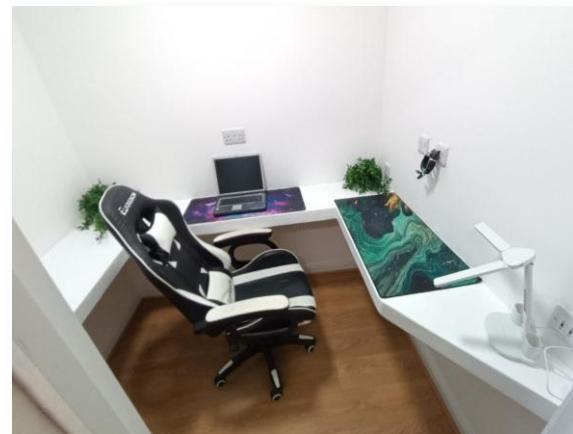
Old London Road, Hastings TN35 5BD

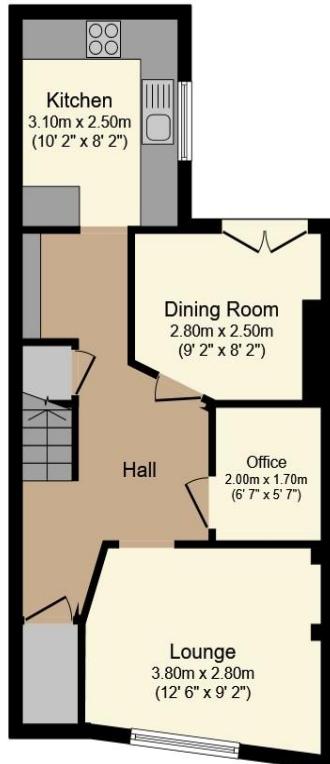
fox & sons

welcome to

Old London Road, Hastings

GUIDE PRICE This well-presented and newly renovated four-bedroom terraced property offers an exceptional opportunity for both families and investors alike. Located on the ever-convenient Old London Road, the home benefits from easy access to local schools, essential amenities, and doctor's surgery





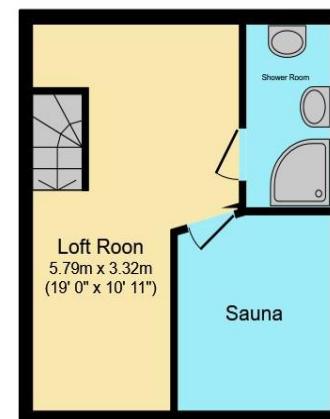
Ground Floor



First Floor



Second Floor



Third Floor

Total floor area 143.8 m² (1,548 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Lounge

9' 2" x 12' 6" (2.79m x 3.81m)

Kitchen

8' 2" x 10' 2" (2.49m x 3.10m)

Utility

5' 7" x 6' 7" (1.70m x 2.01m)

Dining Room

8' 2" x 9' 2" (2.49m x 2.79m)

Separate W/C

Bedroom Two

11' 2" x 14' 9" (3.40m x 4.50m)

Bedroom Three

8' 2" x 9' 10" (2.49m x 3.00m)

Shower Room

Bedroom One

11' 2" x 14' 9" (3.40m x 4.50m)

En Suite

Loft Room

10' 11" x 19' (3.33m x 5.79m)

Sauna

En Suite

welcome to

Old London Road, Hastings

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE / FOUR BEDROOMS
- LOFT CONVERSION

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£275,000



view this property online fox-and-sons.co.uk/Property/HAS123403

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HAS123403 - 0002



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