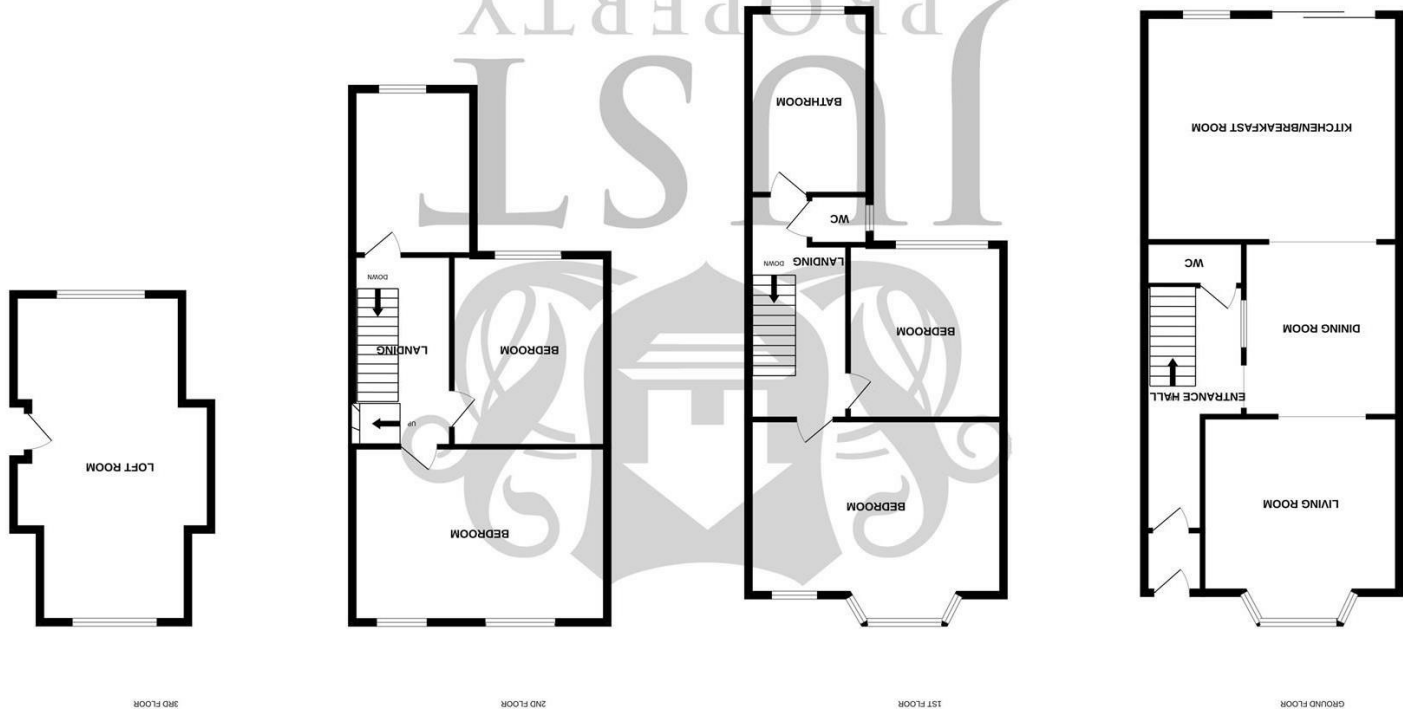




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	69	81
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

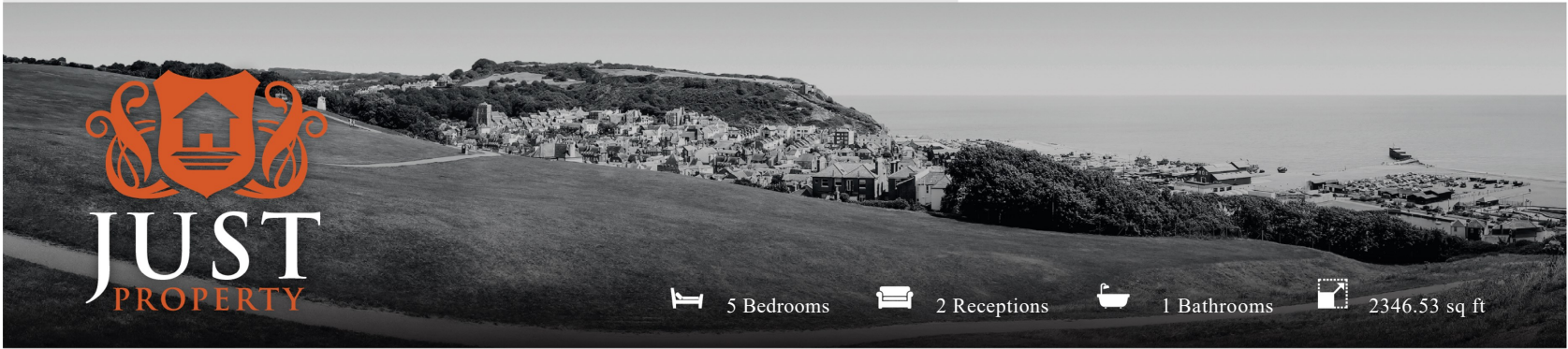


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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5 Bedrooms 2 Receptions 1 Bathrooms 2346.53 sq ft

77 Mount Pleasant Road, Hastings, TN34 3SL

Freehold

£425,000





Freehold

£425,000

5 Bedrooms 2 Receptions 1 Bathrooms 2346.53 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market this exceptionally spacious five/six bedroom Victorian family home, arranged over four floors and ideally situated within easy walking distance of Hastings town centre, Alexandra Park, the seafront and the historic Old Town. Ore railway station, local convenience stores and a selection of well-regarded schools are also close by.

The beautifully proportioned accommodation is full of character and original features, comprising a welcoming entrance hallway with a useful ground floor cloakroom/WC, a generous bay-fronted living room opening into the dining room, and an impressive open-plan kitchen/breakfast room spanning the width of the property with direct access onto the rear garden.

The first floor offers two generous double bedrooms, a family bathroom and a separate WC. The second floor provides three further double bedrooms, whilst the top floor features a superb loft room measuring over 7 metres in length, currently used as an additional bedroom, making this an ideal home for larger families or those requiring flexible living space.

Outside, the property benefits from off-road parking for two vehicles to the front. The enclosed rear garden has been well maintained and enjoys a patio seating area, lawn, storage shed and attractive mature plants and shrubs, providing an excellent space for both relaxing and entertaining.

Further benefits include gas-fired central heating, solar water heating and an abundance of original period features retained throughout.

Viewing is highly recommended by the vendor's sole agents, Just Property. Please contact us on 01424 444100 for further information or to arrange your viewing.

ROOM DIMENSIONS

Front Door	Bedroom
Porch	17'1" x 16'7" (5.23 x 5.07)
Hallway	Bedroom
WC	13'9" x 10'8" (4.20 x 3.27)
Lounge	Stairs Up To
15'7" x 13'3" (4.75 x 4.06)	Bedroom
Dining Room	14'6" x 9'1" (4.44 x 2.79)
13'9" x 10'9" (4.21 x 3.30)	Bedroom
Kitchen / Brekfast Room	13'11" x 10'9" (4.25 x 3.29)
16'9" x 13'10" (5.12 x 4.24)	Bedroom
Stairs Up To	17'2" x 13'11" (5.24 x 4.26)
Bath & Shower Room	Stairs to Loft Room
10'7" x 7'10" (3.25 x 2.39)	23'1" x 13'2" max (7.06 x 4.02 max)
WC	Off Road Parking
Stairs To	Patio
	Rear Garden

FEATURES

- Five Bedrooms
- Four Storey Townhouse
- Off Road Parking
- Level Rear Garden
- Solar Water Heating
- Sea Views
- Spacious Kitchen / Breakfast Room
- Original Features
- Family Bathroom and Two Seperate WC's
- Close To Town, Ore Railway Station, Park and the West Hill



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.