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**99 Mount Pleasant Road, Hastings, East Sussex TN34 3SL  
Guide Price £375,000 - £400,000 Freehold**

**\*\*GUIDE PRICE £375,000 - £400,000 \*\*VENDOR SUITED\*\***

Nestled on Mount Pleasant Road in Hastings, this splendid three-storey Victorian terraced house offers a delightful blend of character and spacious living. With five well-proportioned bedrooms, this property is perfect for families or those seeking ample space for guests or a home office. Upon entering, you are greeted by two inviting reception rooms that provide a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The main bathroom is complemented by a second shower room, ensuring convenience for busy mornings or when hosting visitors. The property boasts a generous rear garden, a perfect retreat for outdoor gatherings, gardening enthusiasts, or simply enjoying the fresh air. The spacious accommodation throughout the house allows for comfortable living, with plenty of room to personalise and make it your own. This Victorian gem is not only a home but a lifestyle choice, situated in a desirable location that offers easy access to local amenities, schools, and the beautiful Hastings coastline. Whether you are looking to settle down or invest in a property with great potential, this house is a must-see. Embrace the charm of Victorian architecture while enjoying modern comforts in this lovely Hastings residence.







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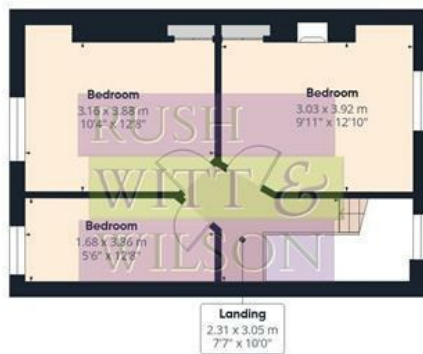
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**Floor 0**



**Floor 1**



**Floor 2**



**Approximate total area<sup>(1)</sup>**

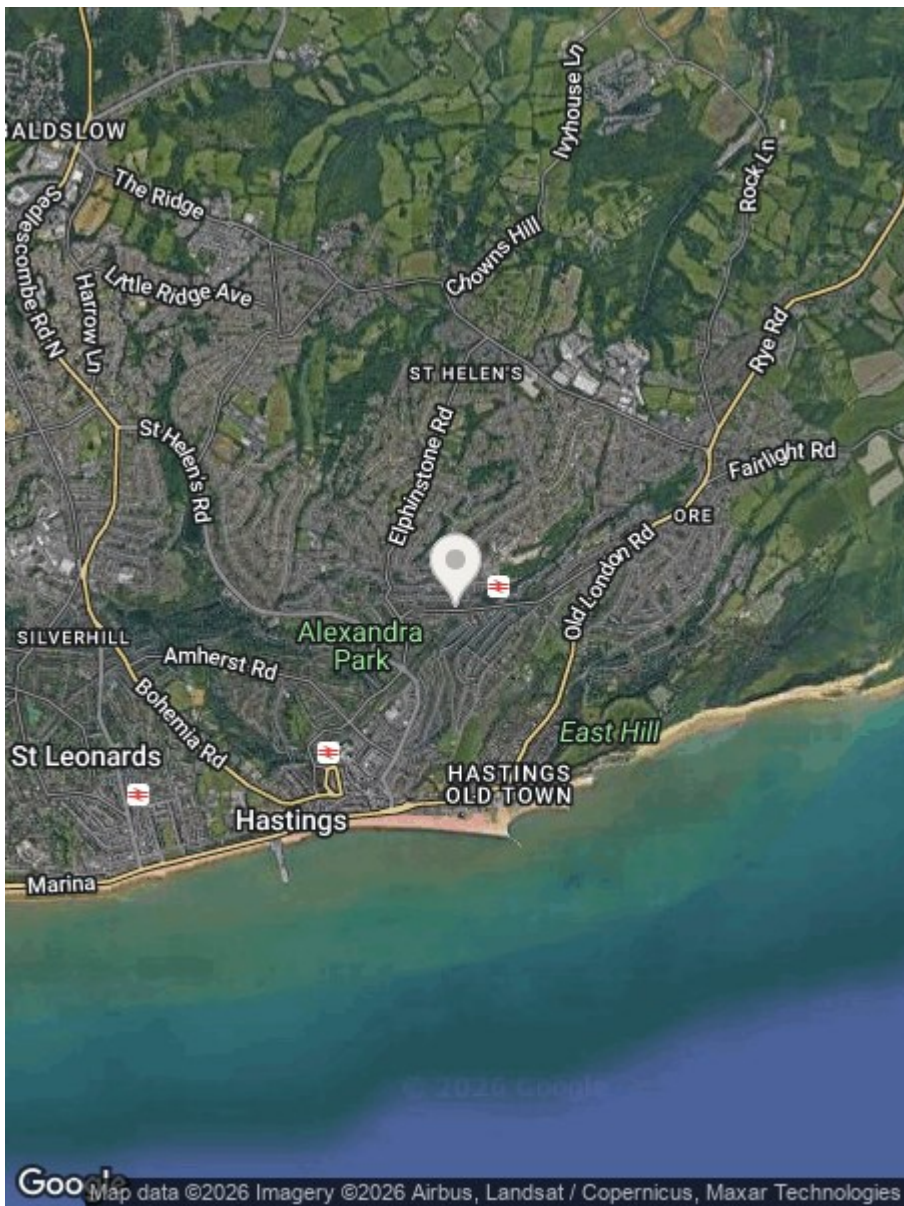
143.4 m<sup>2</sup>

1543 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.
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