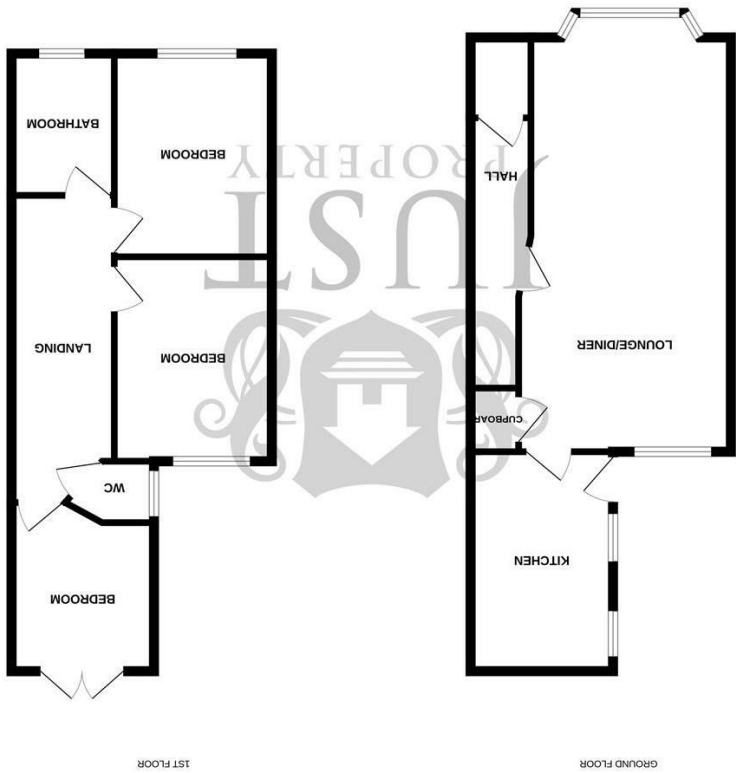




Energy Efficiency Rating			
England & Wales			
EU Directive 2002/91/EC			
		Very energy efficient - lower running costs	
		A (92 plus)	
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	
		Not energy efficient - higher running costs	
		Current	
		Potential	



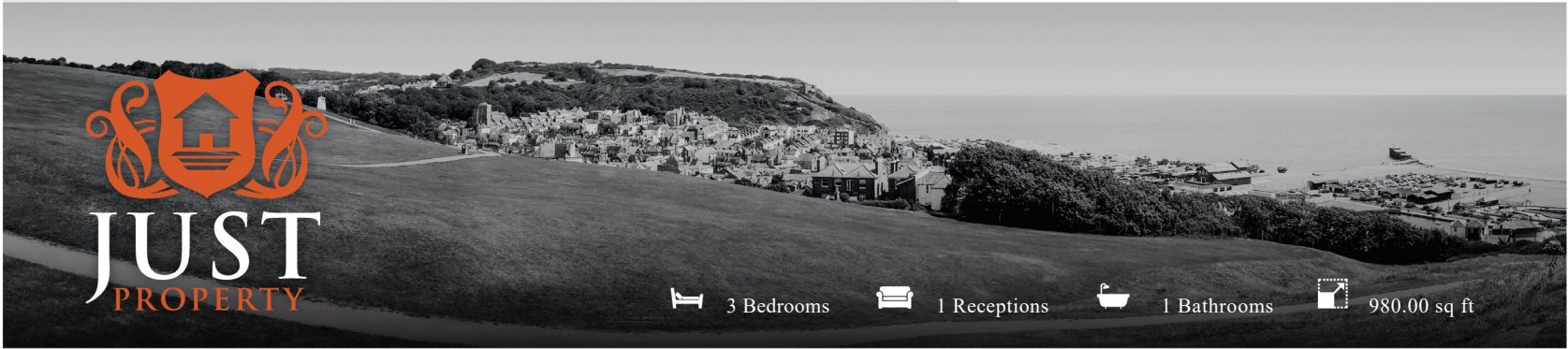
While every attempt has been made to ensure the accuracy of the drawings contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any inaccuracy or misstatement. This is not to be construed as a warranty and should be used for guidance only. The drawings are for information only and should not be used for any other purpose. The drawings are for information only and should not be used for any other purpose. The drawings are for information only and should not be used for any other purpose.



FLOORPLANS

121 Harold Road, Hastings, TN35 5NW

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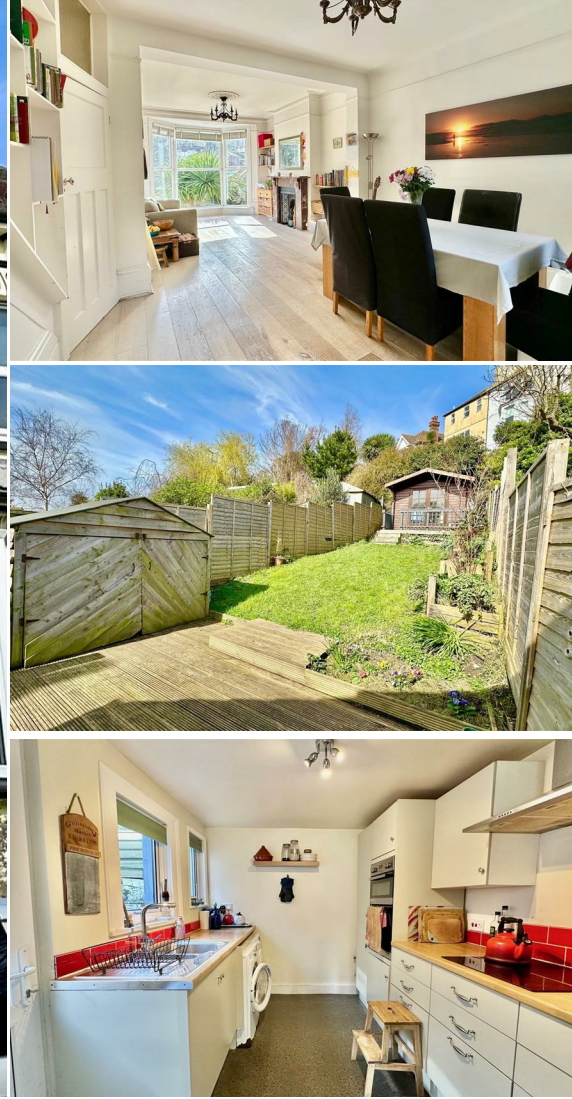


3 Bedrooms 1 Receptions 1 Bathrooms 980.00 sq ft

121 Harold Road, Hastings, TN35 5NW

Freehold

£340,000





Freehold

£340,000



ROOM DIMENSIONS

Front Door	WC
Entrance Porch	Front Garden
Hallway	Rear Garden
Open Plan Lounge and Dining Room 27'9" x 11'6" (8.48 x 3.53)	Summer House
Kitchen 12'7" x 8'9" (3.86 x 2.67)	
Stairs Up To Landing	
Bedroom 12'4" x 9'1" (3.76 x 2.79)	
Bedroom 11'8" x 8'11" (3.58 x 2.74)	
Bedroom 9'10" x 8'2" (3.00 x 2.51)	
Bathroom	

FEATURES

- Victorian Period Family Home
- Outstanding Views To Country Park
- Popular Clive Vale Location
- Three Bedrooms
- Floor to Ceiling Windows in Lounge
- Fitted Kitchen
- Bathroom and Separate WC
- Sunny Rear Garden with Lawn and Summer House



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.