



Vicarage Road, Hastings TN34 3LZ

Offers in excess of £650,000



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A newly refurbished FOUR BEDROOM, THREE RECEPTION ROOM VICTORIAN HOUSE located in a sought after position on the West Hill. It's enviably placed within immediate reach of a local shop and equidistant to Hastings Old Town and Hastings Town centre offering shopping and leisure facilities, access to the beach and a mainline railway station with connections to London. Spanning FIVE SPACIOUS STOREYS, the accommodation here has been tastefully renovated to offer a CONTEMPORARY SPACE with a wealth of PERIOD FEATURES including high ceilings and wooden floorboards flowing throughout. On the ground floor there are TWO RECEPTION ROOMS both enjoying bay windows and separated by ORIGINAL WOODEN DOORS to create the perfect versatile living space while on the lower ground floor there is a stylish OPEN PLAN KITCHEN/DINER with UNDERFLOOR HEATING and a handy downstairs cloakroom. The kitchen is FITTED WITH MODERN UNITS providing ample storage, worktop space and features a CENTRAL ISLAND/BREAKFAST BAR. The four bedrooms span the three upper floors with the family bathroom found on



TOTAL FLOOR AREA : 2107 sq.ft. (195.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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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