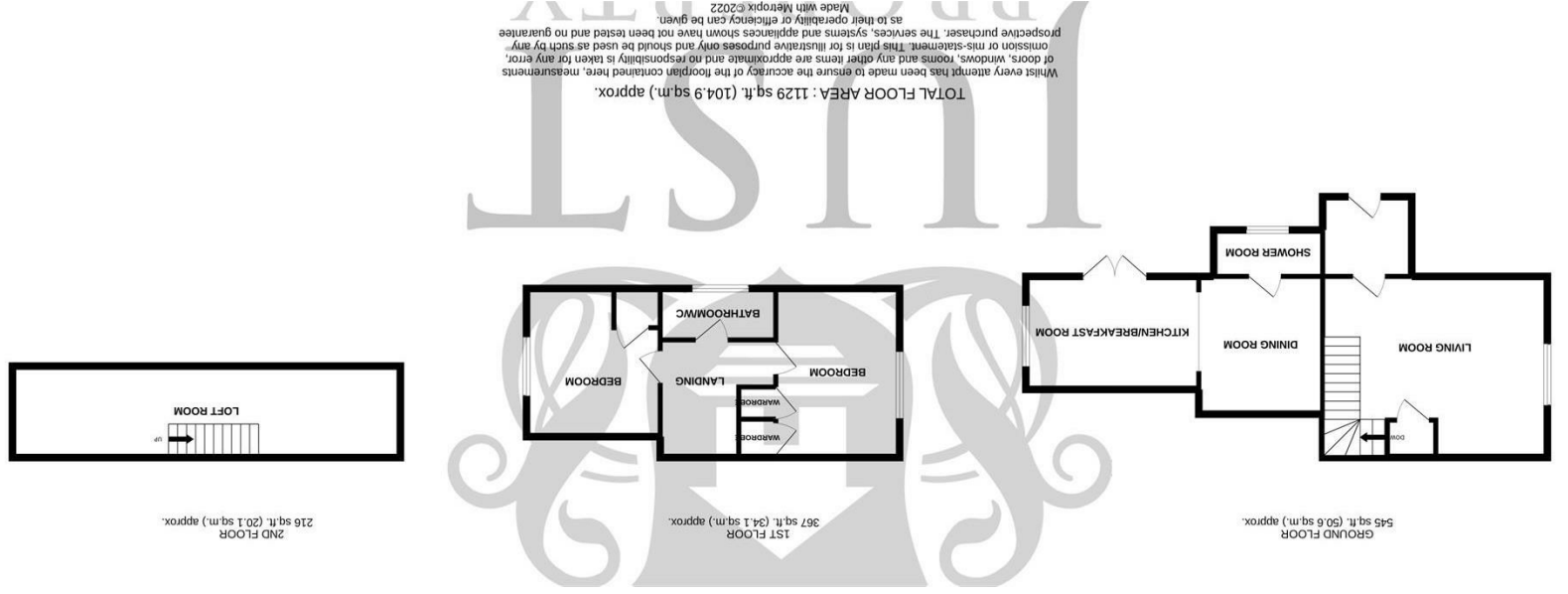


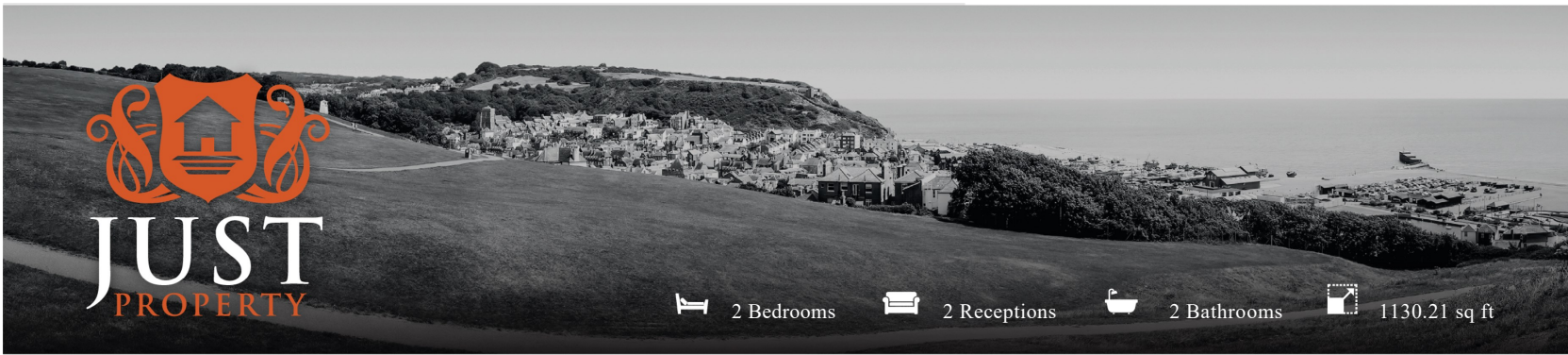
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	G
	F
	E
	D
	C
	B
	A
Very energy efficient - lower running costs	(92 plus)
Current	55
Potential	79
Energy Efficiency Rating	



## FLOORPLANS

69 The Bourne, Old Town, Hastings, TN34 3BD

[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms   2 Receptions   2 Bathrooms   1130.21 sq ft

Freehold

£425,000

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Freehold

£425,000

2 Bedrooms 2 Receptions 2 Bathrooms 1130.21 sq ft

## PROPERTY DETAILS

OFFERS IN EXCESS OF £425,000

FANTASTIC OLD TOWN LOCATION WITH PRIVATE PARKING

CHAIN FREE

A rare opportunity to acquire this attractive semi-detached home, ideally situated in a level position in the very heart of Hastings Old Town. Perfectly positioned just a three-minute walk from the beach, seafront and promenade, the renowned Hastings Contemporary, a wonderful selection of independent cafés, restaurants and shops, as well as the stunning Hastings Country Park and Hastings town centre.

The well-proportioned accommodation comprises a useful entrance porch leading into a spacious entrance hall, a comfortable family living room with open fireplace, dining area, fitted kitchen/breakfast room and a particularly useful ground floor shower room/WC. To the first floor are two generous double bedrooms and a family bathroom, whilst the second floor provides a versatile loft room that could be utilised as a home office or hobbies room, subject to individual requirements.

Externally, the property enjoys a front garden and an enclosed rear garden, together with the significant advantage of a rare private off-road parking space, a highly sought-after feature within the Old Town.

Further benefits include double glazing, up to date gas-fired central heating and attractive views towards East Hill.

Properties in this location, particularly those offering private parking, are seldom available. Viewing is highly recommended through the vendor's sole agents, Just Property.



## ROOM DIMENSIONS

Front Door	Bedroom
Entry Porch	12'10" x 10'5" (3.93 x 3.19)
Hallway	Bathroom
11'0" (3.37)	7'11" x 5'9" (2.43 x 1.76)
Lounge	Stairs To
13'10" x 12'5" (4.24 x 3.81)	Loft Room
Dining Area	27'7" x 8'6" (8.43 x 2.60)
10'7" x 8'2" (3.25 x 2.50)	Front Garden
Kitchen / Breakfast Room	Rear Garden
15'3" x 9'6" (4.65 x 2.92)	PARKING SPACE
Under Stairs Storage	
WC / Shower	
7'4" x 2'11" (2.25 x 0.91)	
Stairs To Landing	
Bedroom	
12'10" x 8'3" (3.93 x 2.54)	

## FEATURES

- PARKING SPACE
- Two Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Front and Rear Gardens
- Gas Central Heating
- Open Fire In Lounge
- Fantastic Old Town Location
- Council Tax Band C
- Views Towards East Hill

