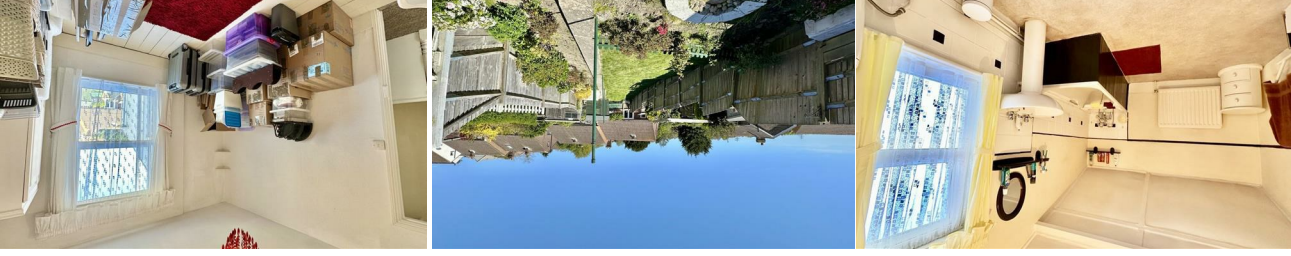


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	69
Potential	79



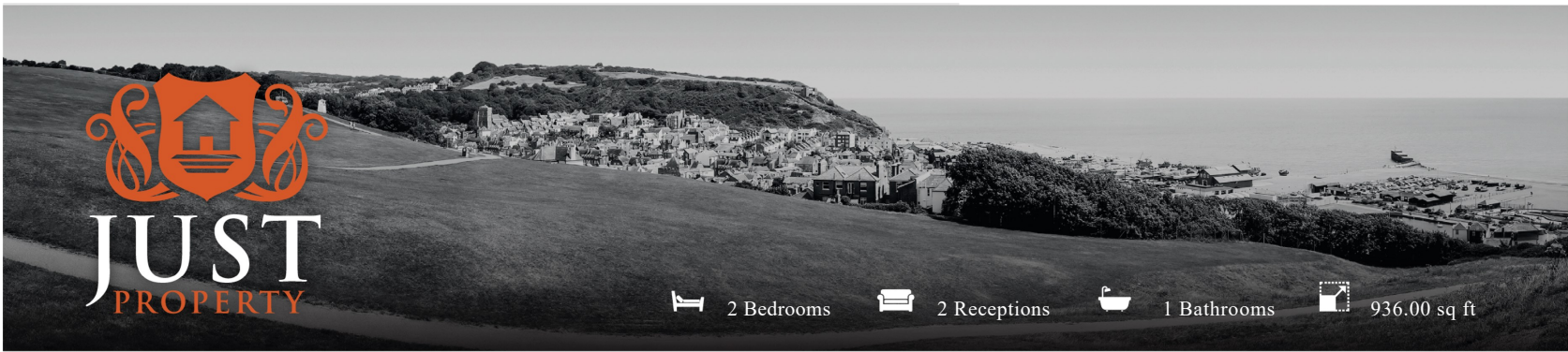
These plans should be used in conjunction with the particulars of sale. The company does not warrant the accuracy of the information provided. The company's liability is limited to the amount of the purchase price. The company's liability is limited to the amount of the purchase price. The company's liability is limited to the amount of the purchase price.



# FLOORPLANS

51 Percy Road, Hastings, TN35 5AR

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



2 Bedrooms    2 Receptions    1 Bathrooms    936.00 sq ft

Freehold

# £237,000

51 Percy Road, Hastings, TN35 5AR





Freehold

£237,000



2 Bedrooms 2 Receptions 1 Bathrooms 936.00 sq ft

## PROPERTY DETAILS

### CHAIN FREE

If you are looking for a spacious and very well-presented two double bedroom home, then look no further.

Situated on a residential road on the outskirts of Ore Village, the property enjoys fantastic elevated views across the town towards the seafront. It is conveniently located close to local shops, bus routes and schools, as well as being within easy reach of Hastings and its historic Old Town.

The accommodation is well arranged and comprises an entrance hallway leading to a bay-fronted living room, a separate dining room, and a fitted kitchen to the rear. To the first floor, there are two generous double bedrooms and a well-proportioned family bathroom.

Externally, the property benefits from a small front garden, a patio area, and a useful brick-built storage space. The large rear garden is a particular feature, being mainly laid to lawn with a variety of established plants and shrubs.

To fully appreciate this wonderful home, please contact the vendor's sole agents, Just Property, to arrange a viewing.



## ROOM DIMENSIONS

Front Door

Hallway

Family Lounge  
14'5" x 12'4" (4.41 x 3.78)

Dining Room  
11'0" x 10'4" (3.37 x 3.15)

Kitchen  
8'2" x 8'0" (2.50 x 2.44)

Outside Storage

Stairs up To Landing

Bedroom  
15'9" x 11'10" (4.82 x 3.63)

Bedroom  
11'1" x 10'2" (3.40 x 3.11)

Bathroom  
11'5" x 11'1" (3.48 x 3.38)

Front Garden Area

Patton

Rear Garden

## FEATURES

- CHAIN FREE
- Two Spacious Double Bedrooms
- Bay Fronted Reception Room
- Seperate Dining Room
- Great Sized Mature Rear Garden
- Gas Central Heating & UPVc Windows
- Wonderful Views From The Rear
- Near To Shops and Bus Routes

