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**138a Athelstan Road, Hastings, East Sussex TN35 5JE
Offers In Excess Of £360,000 Freehold**

Nestled on the charming Athelstan Road in Hastings, this delightful attached house offers a perfect blend of character and modern living. With a generous 756 square feet of space, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office. The inviting reception room serves as a warm and welcoming space, perfect for relaxation or entertaining friends and family. The layout of the house is both practical and comfortable, ensuring that every corner is utilised effectively. The bathroom is conveniently located, catering to the needs of the household with ease. Dating back to the 1930s, this property boasts a unique charm that reflects its era while still providing the essential amenities for contemporary living. The house is set in a friendly neighbourhood, offering a sense of community and accessibility to local amenities. For those with vehicles, the property includes parking for two cars, a valuable feature in this sought-after area. The location is well-connected, making it easy to explore the vibrant town of Hastings and its stunning coastline. In summary, this lovely attached house on Athelstan Road presents an excellent opportunity for anyone looking to settle in a welcoming environment with ample space and character. Don't miss the chance to make this charming property your new home.





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Floor 0



Floor 1

Approximate total area⁽¹⁾

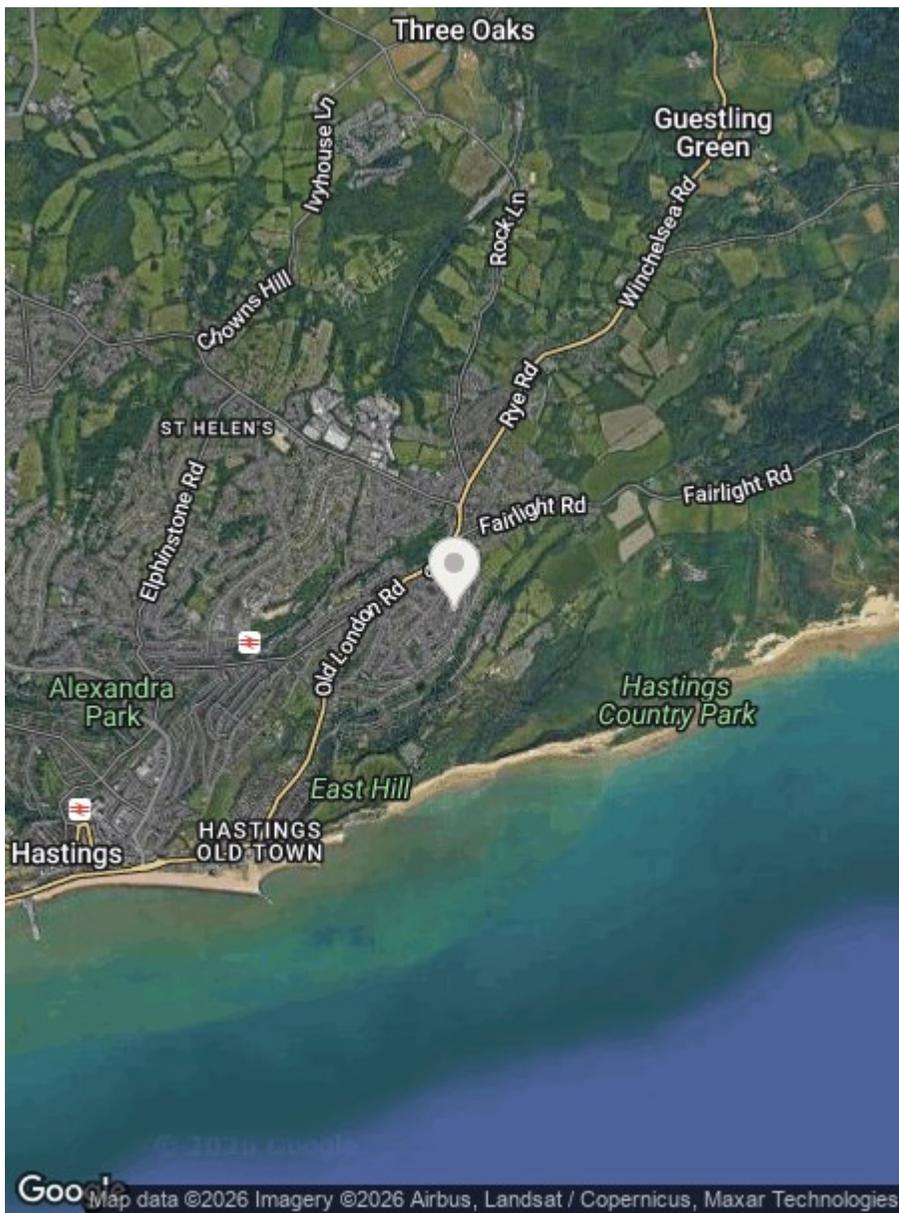
755.73 ft²

70.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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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