

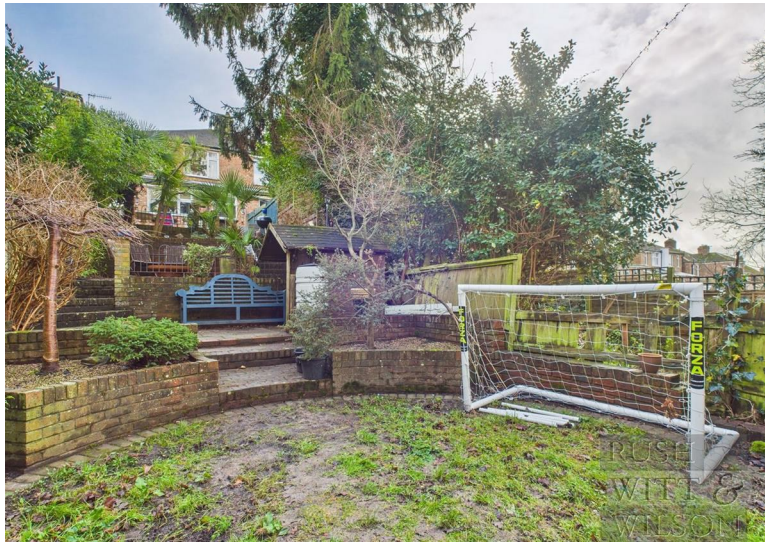
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**165 Parker Road, Hastings, East Sussex TN34 3TP
£300,000 Freehold**

Nestled on the charming Parker Road in Hastings, this delightful attached house offers a perfect blend of comfort and practicality. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is designed to maximise both light and functionality, ensuring a warm and welcoming atmosphere throughout. The property features a well-appointed bathroom, catering to the needs of modern living. One of the standout features of this home is the extended large garden, which is perfect for outdoor activities and gatherings. At the rear of the garden, you will find a purpose-built office, offering a quiet and dedicated space for work or study, away from the hustle and bustle of daily life. For those with vehicles, the property includes off-road parking for two cars, providing convenience and peace of mind. The location on Parker Road is not only desirable but also offers easy access to local amenities, schools, and transport links, making it a fantastic choice for both families and professionals alike. In summary, this property presents a wonderful opportunity to acquire a spacious and versatile home in Hastings, complete with a large garden and dedicated office space. It is a must-see for anyone looking to settle in this vibrant coastal town.







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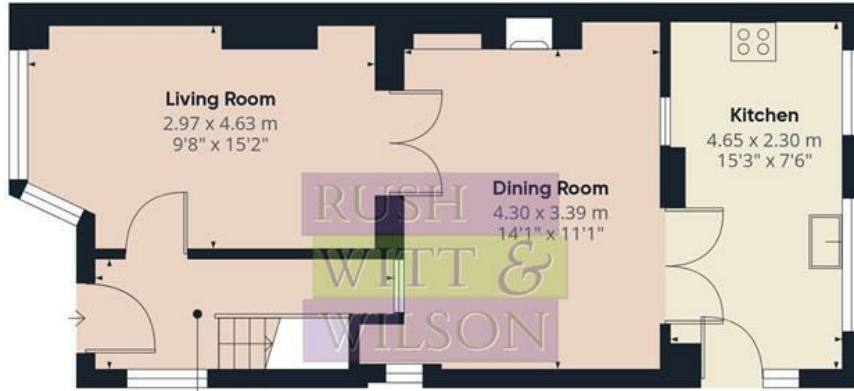
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

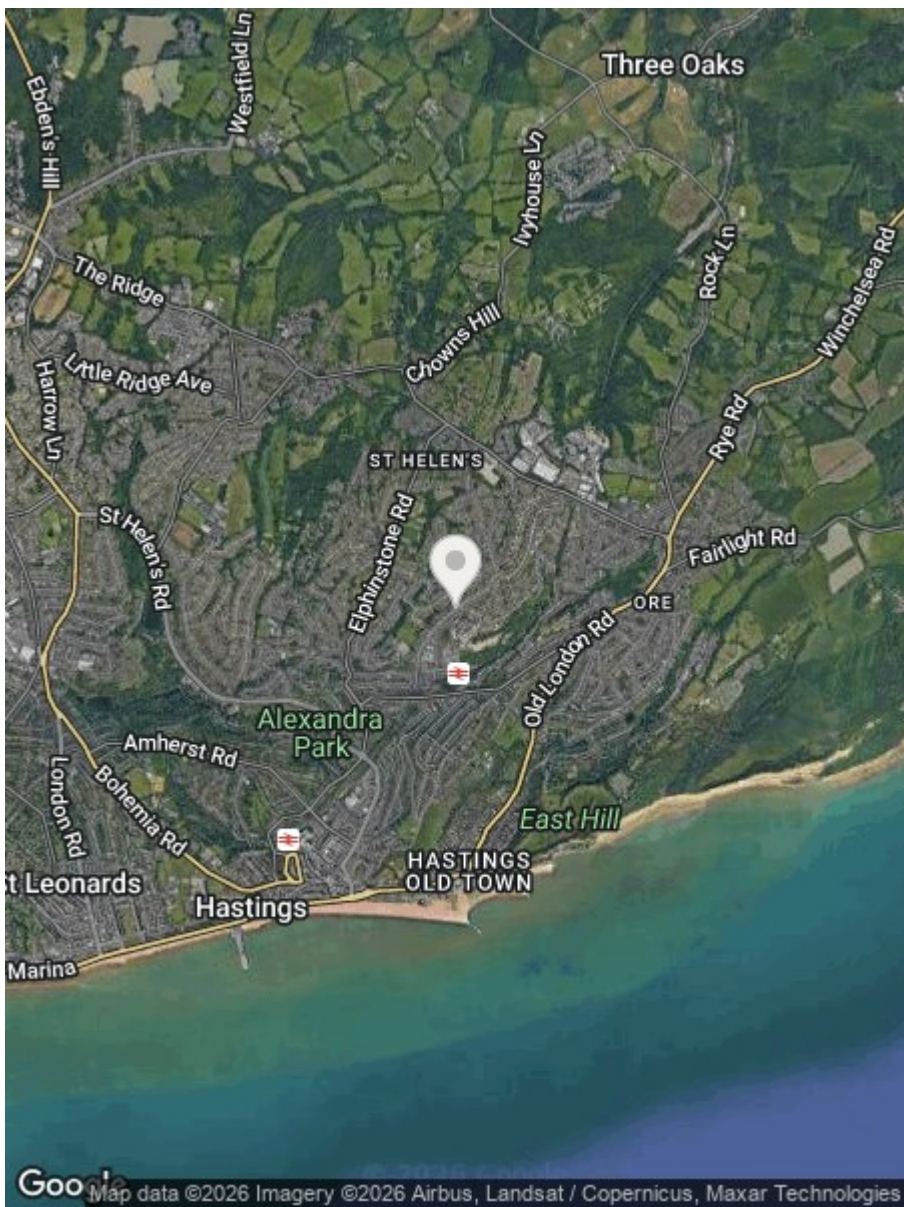
Approximate total area⁽¹⁾


97.1 m²


1046 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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		
	64	75
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.

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