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**49 Malvern Way, Hastings, East Sussex TN34 3PS  
Guide Price £240,000 - £260,000 Freehold**

**\*\* GUIDE PRICE £240,000 - £250,000\*\*** This delightful end-terrace house offers a perfect blend of comfort and space for family living. With a generous size of 1,133 square feet, the property boasts four well-proportioned bedrooms, providing ample room for relaxation and personal space.

The house features two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to maximise both functionality and comfort, making it a wonderful place to call home.

The single bathroom is conveniently located, catering to the needs of a busy household. The property is situated in a friendly neighbourhood, close to local amenities, schools, and parks, making it an excellent choice for families or those seeking a vibrant community atmosphere.

This end-terrace house presents a fantastic opportunity for anyone looking to settle in Hastings, combining spacious living with the charm of a well-established area. Don't miss the chance to make this lovely property your own.









Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1132.79 ft<sup>2</sup>

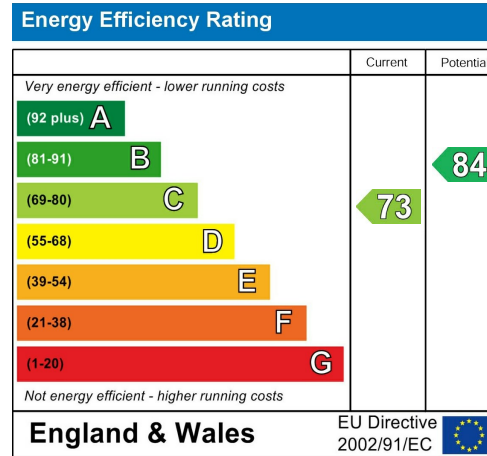
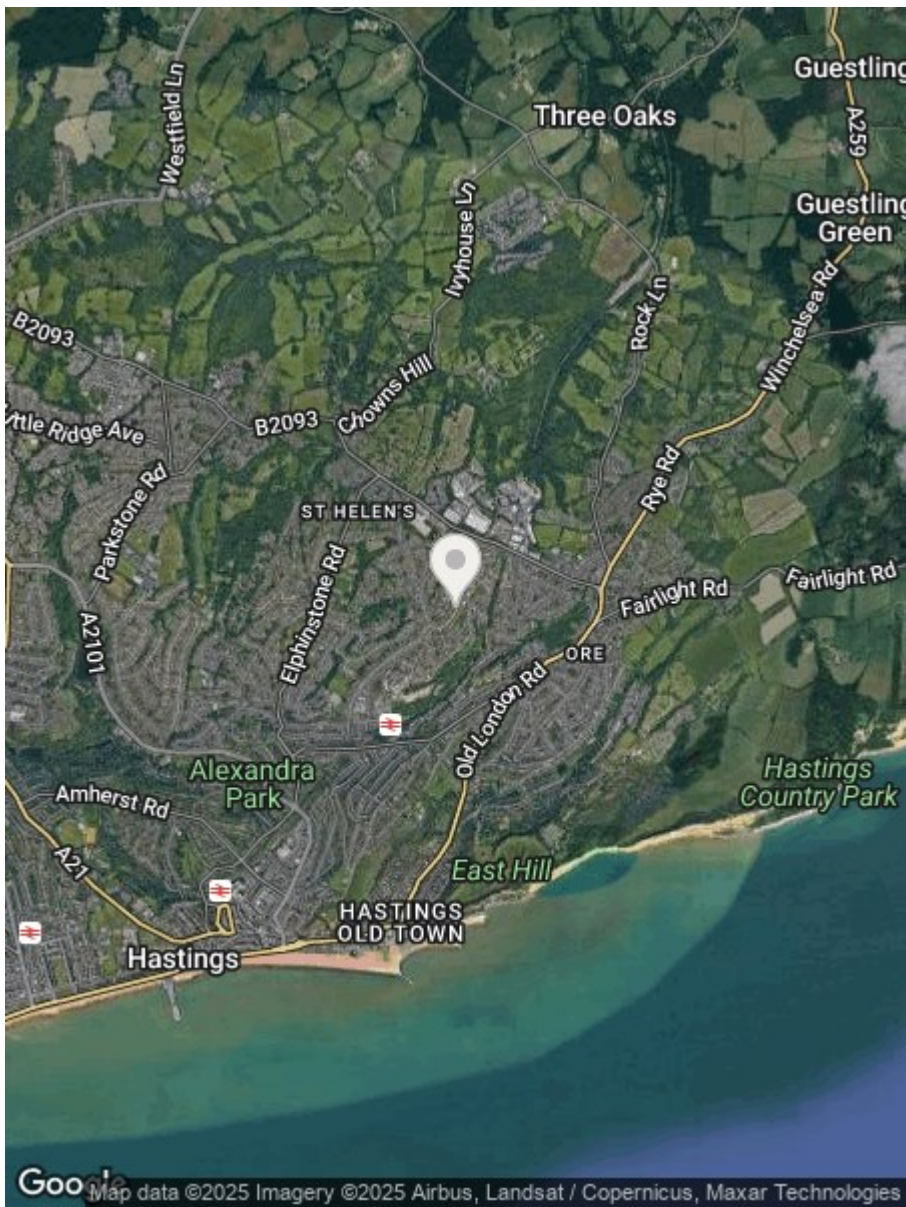
105.24 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



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