



Emmanuel Road, Hastings, TN34 3LB
£1,350 Per Calendar Month



**Oliver
& Bailey**

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Hallway

Bedroom One / Optional Second Reception Room
14'9" x 13'1" (4.50m x 3.99m)

Bedroom Two
11'8" x 11'6" (3.56m x 3.53m)

Stairs To Landing -

Bedroom Three
11'8" x 10'5" (3.56m x 3.18m)

Bedroom Four
11'8" x 11'5" (3.56m x 3.48m)

Bathroom
10'11" x 5'6" (3.35m x 1.68m)

Ground Floor Hallway -

Living Room
14'7" x 12'0" (4.47m x 3.66m)

Kitchen / Diner
11'6" x 11'6" (3.53m x 3.53m)

Utility Area

Rear Garden



Furnished Options: Furnished/unfurnished

Council Tax Band: B

Available Date: 30th January 2026

Oliver & Bailey

WELL PRESENTED THROUGHOUT & ARRANGED OVER THREE FLOORS... Call Georgia or Robyn at Oliver & Bailey to view this well presented three/four bedroom Victorian style house located in the ever popular Westhill area of Hastings.

The West Hill offers some of the town's most remarkable panoramic views, stretching round to Beachy Head in the west and out across the Channel. The property is within walking distance, Hastings train station, giving direct train links to London Victoria, Brighton and Ashford.

The accommodation is arranged over three floors and comprises, entrance hallway, optional fourth bedroom or second reception room and double bedroom to the hall floor.

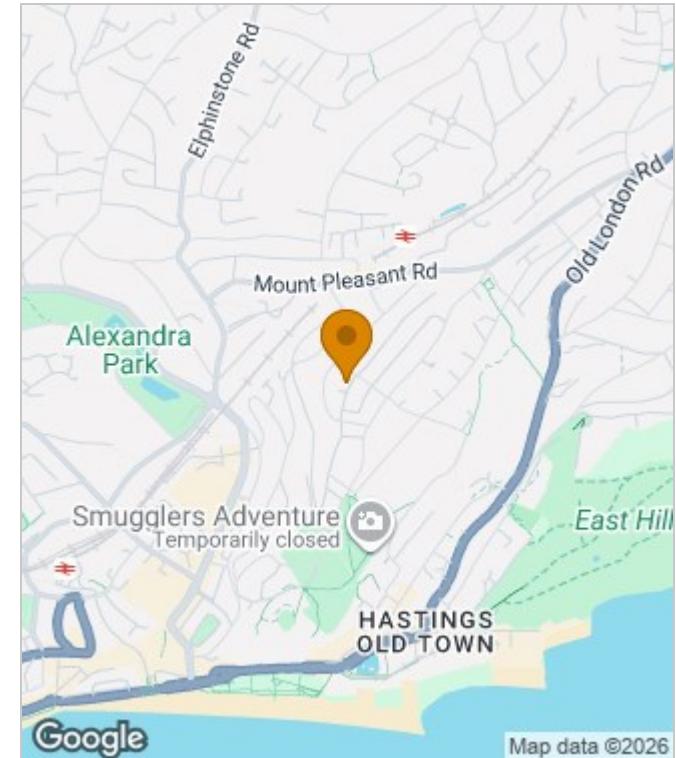
Stairs lead down to the fitted kitchen with appliances, living room and utility area. To the top floor there are two further good sized double bedrooms and bathroom with shower over bath.

The cottage also benefits from a good sized rear garden, EPC rating of a C and is offered furnished or unfurnished.

FLOORPLAN



AREA MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(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	○

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