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Percy Road, Hastings, TN35 5AR

£1,200 Per Calendar Month



# Oliver & Bailey

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**Entrance hallway**

**Living room**

10'4" x 12'10" (3.15m x 3.92m)

**Reception room**

10'0" x 11'8" (3.05m x 3.57m)

**Kitchen**

11'10" x 6'8" (3.63m x 2.05m)

**Bedroom one**

12'3" x 7'5" (3.75m x 2.27m)

**Bedroom two**

10'6" x 12'9" (3.21m x 3.90m)

**Bathroom**

8'4" x 7'1" (2.55m x 2.18m)

**Private garden**



**Furnished Options: Unfurnished**

**Council Tax Band: B**

**Available Date: 6th July 2026**

**Oliver  
& Bailey**

**WELL PRESENTED AND FINISHED TO A HIGH STANDARD THROUGHOUT....** Call Robyn or Georgia at Oliver & Bailey to view this well presented two bedroom terraced house. Situated in a popular residential road within Clive Vale, Hastings the property is ideally located within immediate walking distance of local amenities, local shops & schools in Ore Village, bus services connecting to the historic towns of Hastings & Rye and access into Hastings Country Park.

The property has been fully redecorated throughout and offers spacious, well-presented accommodation. The ground floor comprises a bright living room with a bay-fronted window, alongside a generous second reception room, ideal for use as a family dining room or additional living space.

To the rear of the property is a newly fitted kitchen, complete with an integrated hob.

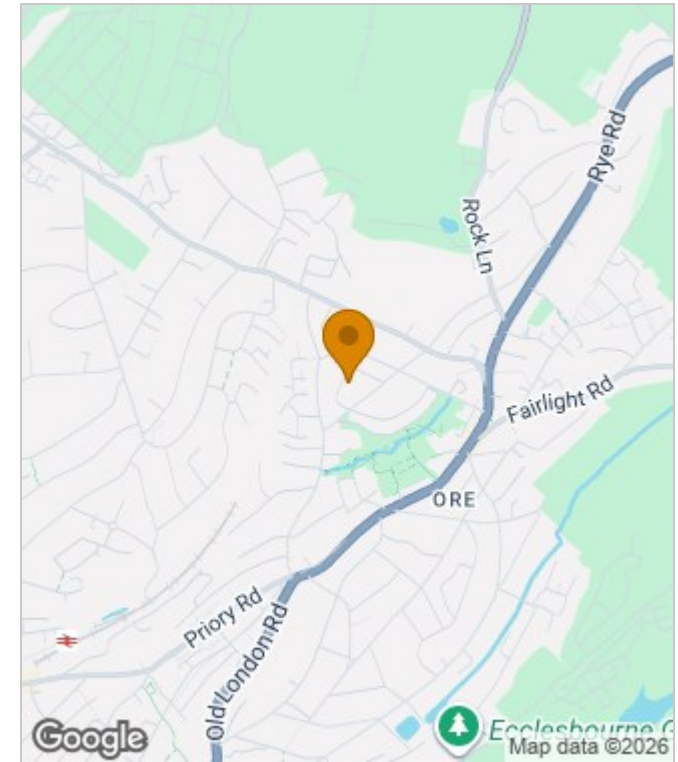
The first floor features two well-proportioned double bedrooms, together with a newly fitted family bathroom comprising a bath and a separate shower, finished to a modern standard.

Further benefits are gas central heating, double glazing and a good sized rear garden.

# FLOORPLAN



# AREA MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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