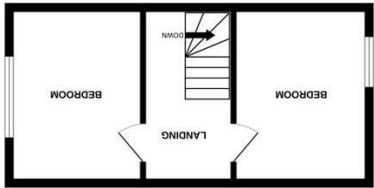
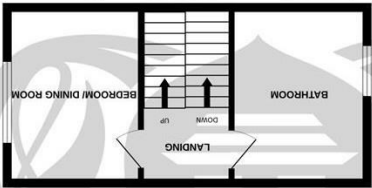




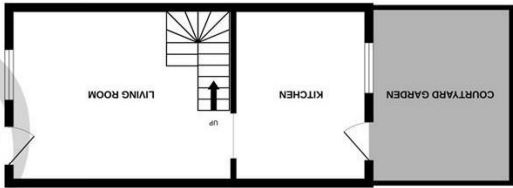
| England & Wales                             |           |         |
|---------------------------------------------|-----------|---------|
| EU Directive 2002/91/EC                     |           |         |
| Energy Efficiency Rating                    | Potential | Current |
|                                             | 88        | 70      |
| 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 |           |         |



2ND FLOOR



1ST FLOOR



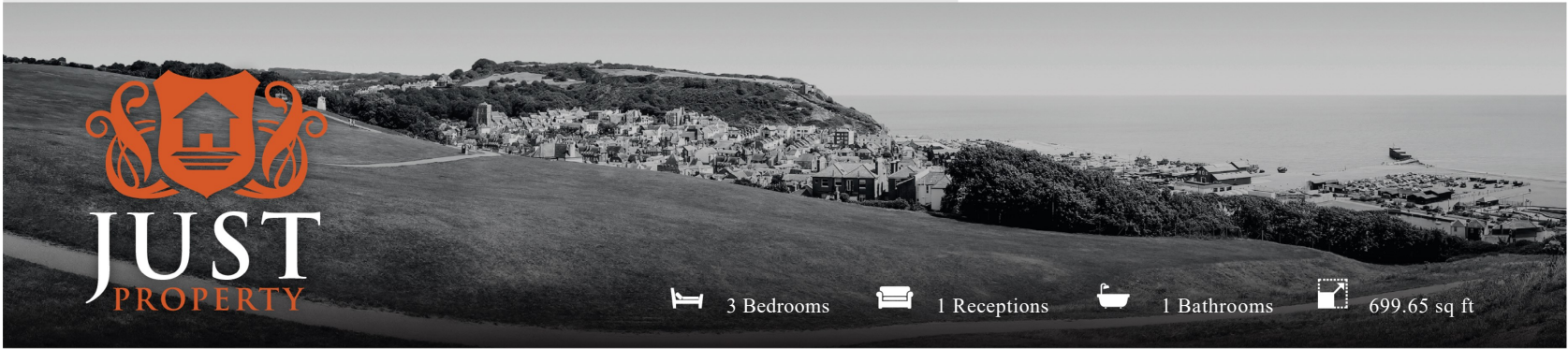
GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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3 Bedrooms 1 Receptions 1 Bathrooms 699.65 sq ft

20 Rock-A-Nore Road, Old Town, Hastings, TN34 3DW

Freehold

£390,000





Freehold

£390,000



3 Bedrooms 1 Receptions 1 Bathrooms 699.65 sq ft

## PROPERTY DETAILS

### CHAIN FREE

Just Property are delighted to present this rare-to-market home on the highly sought-after Rock-A-Nore Road. This charming property offers two double bedrooms, a versatile living area and an outdoor terrace, all just moments from the seafront.

Upon entering, you are welcomed into a spacious open-plan area with a fitted kitchen and ample room for dining or entertaining. From here, doors open onto the private courtyard garden – a perfect spot to relax outdoors. The first floor features a modern bathroom complete with both bath and separate shower, while to the front the living room / third bedroom enjoys picturesque views over the historic Fishermen’s Huts, a reminder of Hastings’ rich coastal heritage.

The second floor is home to two well-proportioned bedrooms, both filled with natural light. The front bedroom benefits from the same stunning outlook across the Net Huts, making this a particularly special feature of the property.

The home has been carefully maintained and thoughtfully improved in recent years to ensure it is presented in excellent condition for its next owner. Significant works include a new kitchen and flooring, a refurbished bathroom, full internal redecoration, upgraded electrics including a new fuse box, and refurbished windows with replacements where required.

The property is potentially a superb investment opportunity as the property can be sold fully furnished, thanks to its prime Rock-A-Nore location. With the continued rise in staycations and Hastings’ enduring popularity as a seaside destination, this home combines character, charm and strong rental potential.

## ROOM DIMENSIONS

Front Door

Living Room  
14'1" x 10'2" (4.31 x 3.12)

Kitchen  
10'2" x 7'10" (3.12 x 2.41)

Stairs to Landing

Bed/ Dining Room  
10'2" x 8'11" (3.12 x 2.74)

Bathroom  
10'2" x 7'10" (3.12 x 2.40)

Stairs to Second Floor Landing

Bedroom  
10'2" x 9'3" (3.12 x 2.84)

Bedroom  
10'2" x 7'11" (3.12 x 2.43)

Courtyard Garden

## FEATURES

- Three Story House in Old Town Hastings
- Old Town Seaside Location
- Two / Three Bedrooms
- Newly Fitted Kitchen
- Beautiful views over the historic Fishermen’s Huts and Net Huts
- Private courtyard garden
- Refurbished windows with replacements where required
- Refurbished bathroom and full redecoration throughout
- Recently installed kitchen and new flooring
- Spacious open-plan ground floor with fitted kitchen and dining/living space.



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.