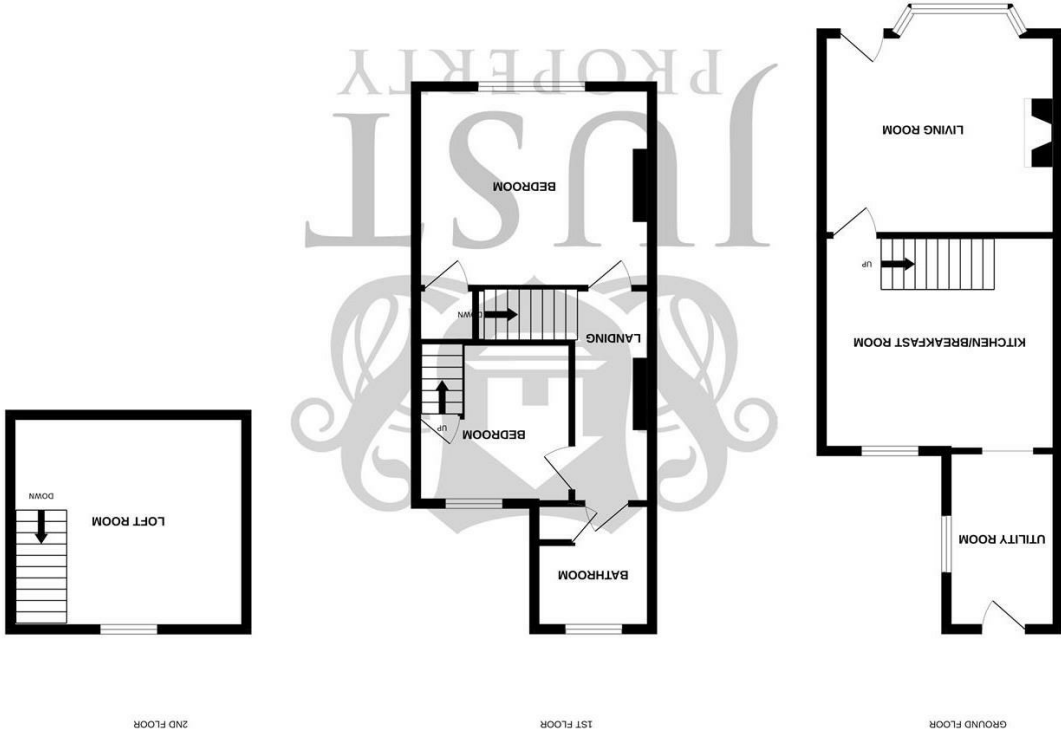


England & Wales	
EU Directive 2002/91/EC	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



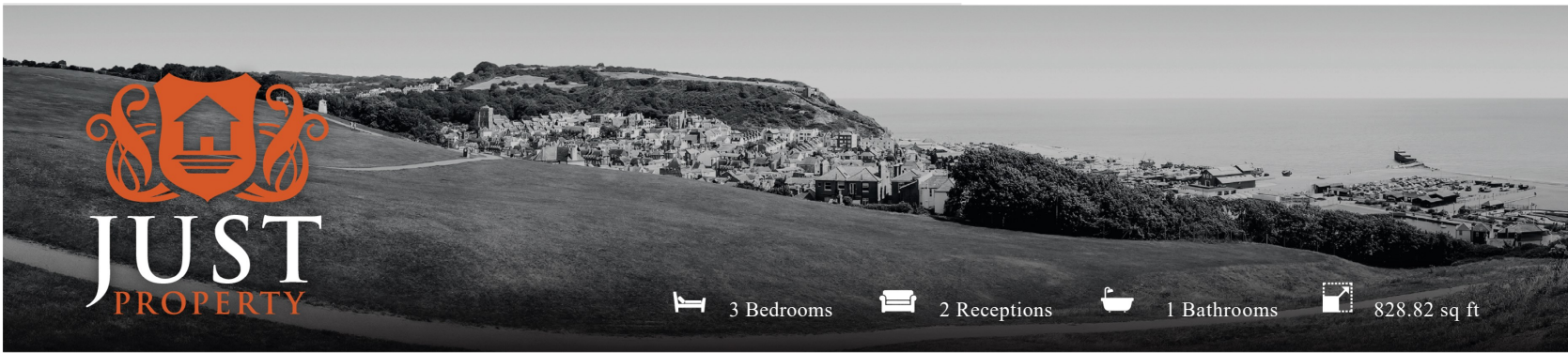
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such. By any prospective purchaser, the services, systems and appliances shown here are not guaranteed and no guarantee is given, as to their operability or efficiency. Measurements are taken with Metreplus 3028.



# FLOORPLANS

55 Sandown Road, Hastings, TN35 5AY

[www.justproperty.net](http://www.justproperty.net)



3 Bedrooms   2 Receptions   1 Bathrooms   828.82 sq ft

Freehold

# £265,000

55 Sandown Road, Hastings, TN35 5AY





3 Bedrooms 2 Receptions 1 Bathrooms 828.82 sq ft

## PROPERTY DETAILS

Just Property are delighted to present this beautifully arranged two bedroom mid-terraced Victorian home with a loft room, conveniently positioned close to the amenities of Ore Village, well-regarded local schools, bus routes and excellent access to Hastings Old Town, the Town Centre and seafront.

The accommodation is set across three floors and offers a practical and versatile layout. The ground floor comprises a welcoming living room to the front, leading through to a spacious kitchen/breakfast room, with a separate utility room to the rear providing useful additional storage and workspace. In addition, the property benefits from a substantial cellar spanning the full footprint of the house, offering exceptional storage potential.

On the first floor there are two bedrooms along with a family bathroom, while the second floor features a generous loft room offering flexible additional space, ideal for use as a home office, hobby room or occasional guest area.

Externally, the property enjoys an enclosed rear garden with areas for seating and outdoor enjoyment, making it well suited for both relaxing and entertaining. The garden also benefits from a shed which is currently used as a home bar, but could equally serve as a home office or studio. To the rear, there is the added advantage of off-road parking for two vehicles.

Further benefits include gas central heating and double glazing. Viewing is highly recommended through sole agents, Just Property.

## ROOM DIMENSIONS

Front Door

Entrance Hall

Living Room  
12'5" x 12'5" (3.8 x 3.81)

Kitchen Breakfast Room  
12'5" x 9'6" (3.81 x 2.92)

Utility Room  
9'6" x 6'2" (2.90 x 1.88)

First Floor Landing

Bedroom  
12'7" x 10'5" (3.84 x 3.18)

Bedroom  
10'7" x 8'5" (3.25 x 2.59)

Bathroom

Loft Room  
10'11" x 10'0" (3.33 x 3.07)

Rear Garden

Off Road Parking

## FEATURES

- Mid-Terraced House
- Popular Location
- Two Bedrooms
- Living Room
- Kitchen Breakfast Room
- Off Road Parking
- Enclosed Garden
- South-Westerly Aspect
- Cellar Storage under the whole property

