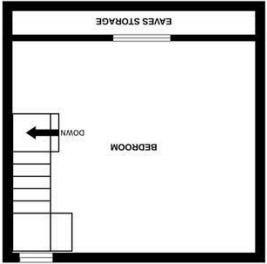
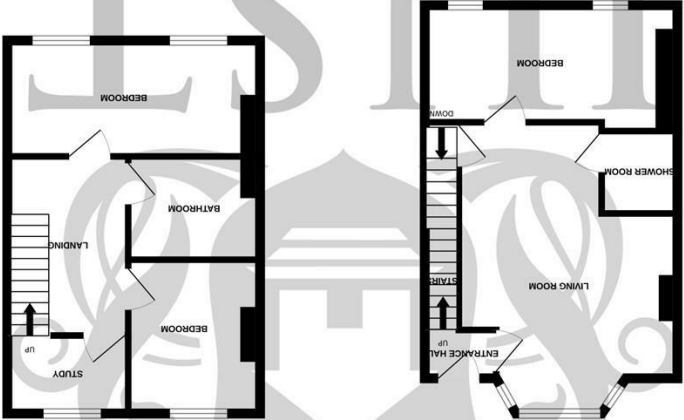




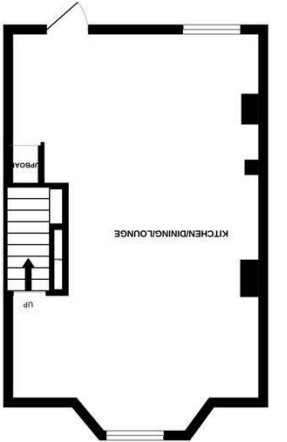
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
	Not energy efficient - higher running costs	G (1-20)
Current		73
Potential		81



2ND FLOOR



1ST FLOOR



LOWER GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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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FLOORPLANS

210 Harold Road, Hastings, TN35 5NG

www.justproperty.net



4 Bedrooms 2 Receptions 2 Bathrooms 1227.00 sq ft

210 Harold Road, Hastings, TN35 5NG

Freehold

£300,000





Freehold

£300,000



4 Bedrooms

2 Receptions

2 Bathrooms

1227.00 sq ft

PROPERTY DETAILS

OFFERS IN EXCESS OF £300,000

A well presented and spacious four double bedroom family home arranged over four floors, enjoying attractive views towards the Clive Vale Reservoirs and positioned within one of the most sought after areas of Hastings.

Ideally situated with easy access to the historic Old Town, the beach and the stunning open spaces of Hastings Country Park, this impressive home offers a wonderful balance of space, character and convenience, making it perfectly suited for family living.

The accommodation is beautifully presented throughout and offers a bright, modern and airy feel. Arranged over four floors, the property provides versatile living accommodation with well proportioned rooms throughout. The heart of the home is the impressive modern kitchen/dining/family room which offers an excellent entertaining and family space, while having a separate living room.

There are four generous double bedrooms arranged over the upper floors, all offering excellent proportions and flexibility for growing families, home working or guest accommodation. In addition, the property benefits from a modern shower room and a separate contemporary family bathroom.

The current owners have tastefully decorated the property in neutral tones throughout, which enhances the feeling of natural light and space within the home. Further benefits include double glazed windows and doors, gas fired central heating and a modern Hive heating system.

Externally, the rear garden has been designed to provide an enjoyable outside space with a patio seating area ideal for al fresco dining and entertaining during the warmer months, leading onto an area of lawn. The garden enjoys particularly attractive views towards the Clive Vale Reservoirs and the surrounding greenery, which we feel is a real feature of this superb home.

Viewing is highly recommended through Just Property to fully appreciate the space, views and excellent location on offer.

ROOM DIMENSIONS

Front Door	Stairs Up To Bedroom 10'4" x 9'8" (3.15 x 2.96)
Hallway	Stairs Down To Open Plan
Living Room 18'0" x 13'2" (5.50 x 4.02)	Kitchen / Dining / Lounge Area 24'1" x 14'3" (7.36 x 4.36)
Bedroom 13'11" x 7'8" (4.26 x 2.36)	Off Road Parking
Shower Room / WC	Rear Patio Garden
Stairs Up To Landing	Rear Garden
Bedroom 13'11" x 7'8" (4.26 x 2.36)	
Bathroom	
Bedroom 2.84 x 2.45	
Study Area	
Bathroom	

FEATURES

- Four Bedrooms
- Two Bathrooms
- Off Road Parking
- Walking Distance To Country Park
- Schools Nearby
- Long Rear Garden
- Four Storey Period Townhouse
- Gas Central Heating
- Views Over Reservoir



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.