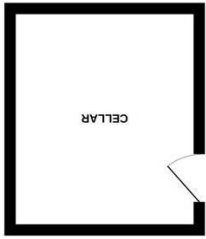
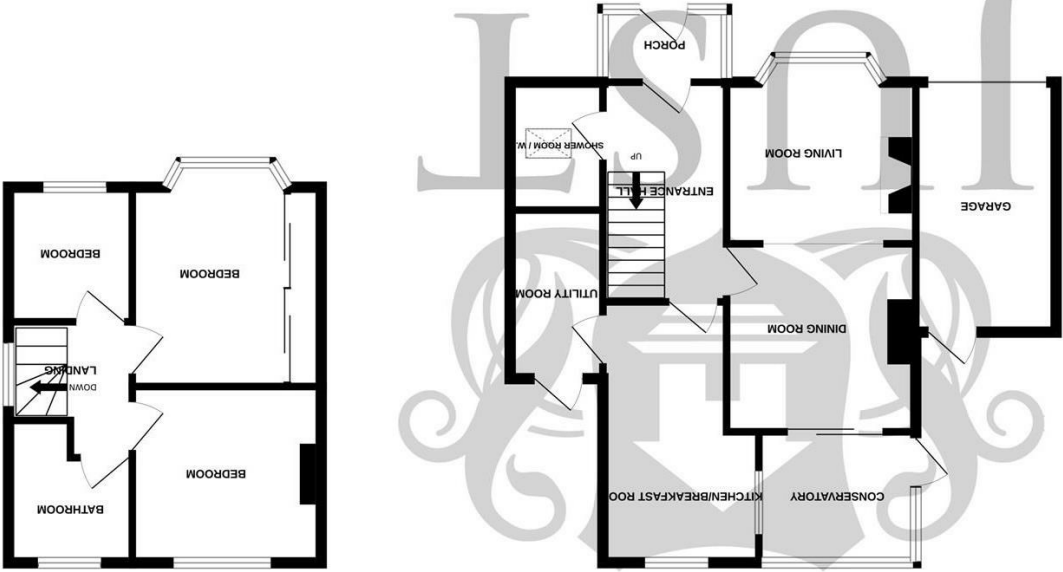




England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	58	70



1ST FLOOR

GROUND FLOOR

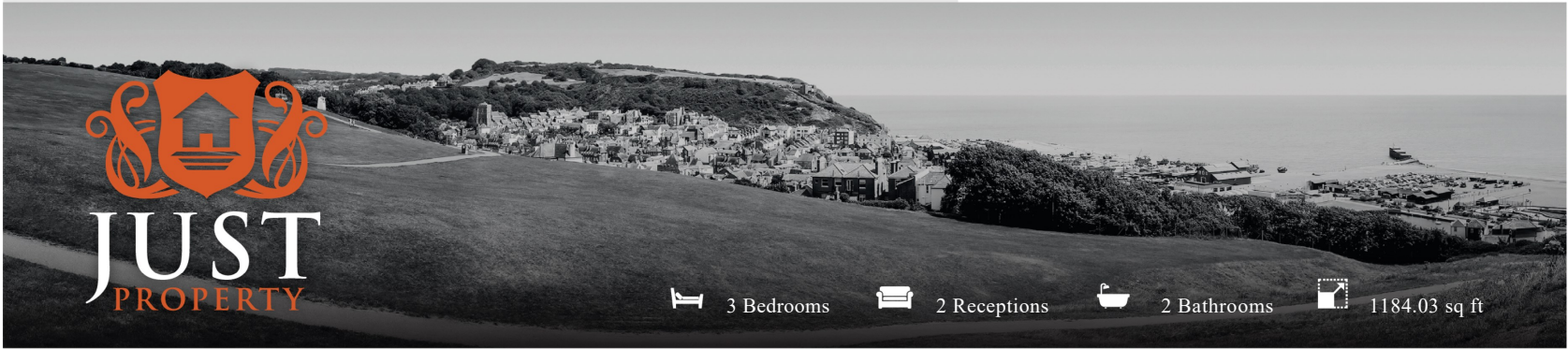
BASMENT

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 approximately as shown 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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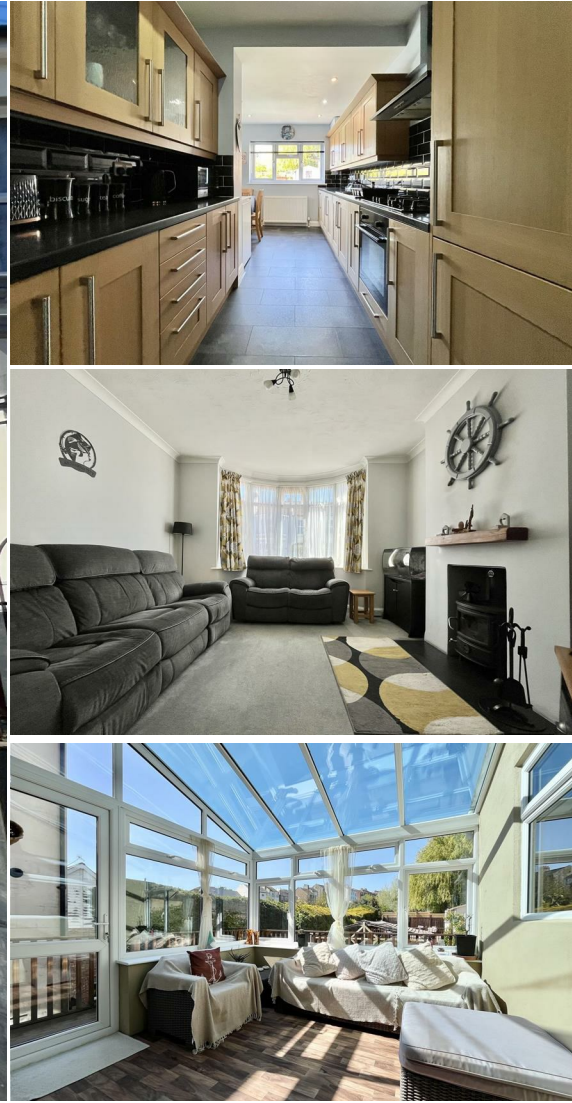


3 Bedrooms 2 Receptions 2 Bathrooms 1184.03 sq ft

197 Harold Road, Hastings, TN35 5NQ

Freehold

£400,000





Freehold

£400,000



ROOM DIMENSIONS

Front Door	Bedroom
Porch	11'10" x 9'3" (3.63 x 2.84)
Entrance Hall	Bedroom
Living Room	12'11" x 11'5" (3.94 x 3.48)
12'4" x 11'10" (3.78x 3.62)	Bedroom
Dining Room	8'6" x 7'6" (2.61 x 2.29)
12'10" x 11'5" (3.93 x 3.48)	Bathroom
Conservatory	Cellar
10'4" x 10'4" (3.17 x 3.15)	13'1" x 10'7" (4.00 x 3.24)
Kitchen Breakfast Room	Rear Landscaped Garden
19'9" x 8'3" (max) (6.03 x 2.54 (max))	Summer House
Utility Room	15'5" x 7'5" (4.71 x 2.28)
10'2" x 5'2" (3.10 x 1.58)	Off Road Parking
Downstairs Stairs W.C/ Shower Room	Garage
Stairs to Landing	

FEATURES

- Detached Family Home
- Three Bedrooms
- Kitchen Breakfast Room
- Open Plan Living/ Dining Rooms
- Conservatory
- Utility Room and Separate Downstairs Shower Room
- Landscaped Rear Gardens
- Garage and Cellar
- Off Road Parking
- Sought After Clive Vale Location



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.