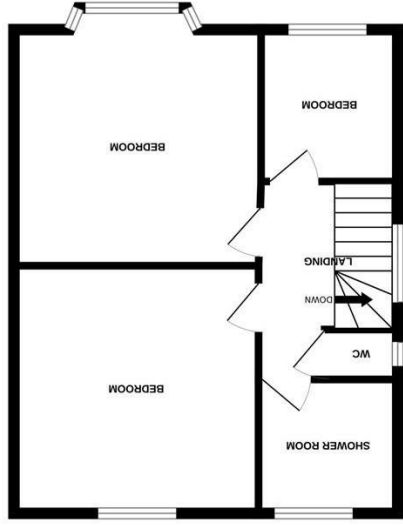
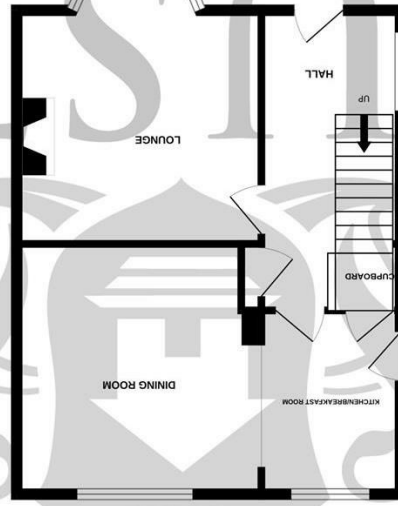


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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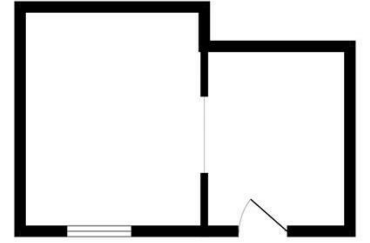
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Current	67
Potential	81



1ST FLOOR



GROUND FLOOR



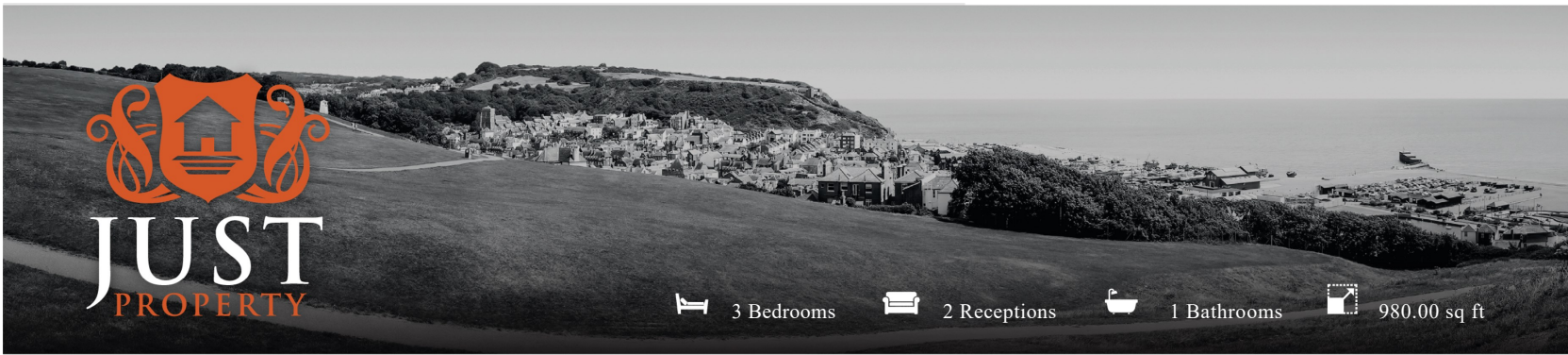
BASEMENT



## FLOORPLANS

59 Belmont Road, Hastings, TN35 5NR

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



3 Bedrooms   2 Receptions   1 Bathrooms   980.00 sq ft

Freehold

# £375,000

59 Belmont Road, Hastings, TN35 5NR





Freehold

£375,000

3 Bedrooms 2 Receptions 1 Bathrooms 980.00 sq ft

## PROPERTY DETAILS

An extremely well-presented and thoughtfully decorated three-bedroom 1930s semi-detached family home, ideally positioned on the popular Belmont Road — a quiet residential setting within easy walking distance of Hastings Old Town. Here you'll find a wonderful mix of independent cafés, restaurants and entertainment, along with the seafront and promenade. Hastings Country Park is also close by, offering acres of open woodland and beautiful coastal walks.

The accommodation is well-arranged and welcoming, beginning with a spacious entrance hallway with useful under-stairs storage. To the front, a bay-fronted living room provides a cosy yet bright space, complete with a feature fireplace. To the rear, the property opens up into a sociable kitchen/breakfast room, which flows seamlessly into a light and airy dining room — ideal for both everyday living and entertaining. A handy utility cupboard adds further practicality.

Upstairs, the first floor offers a bright landing leading to two generous double bedrooms, along with a third bedroom that works perfectly as a child's room, complete with built-in storage. There is also a modern shower room and a separate WC.

Externally, the property enjoys an attractive front garden, while to the rear there is a particularly generous garden featuring a patio seating area, lawn, and an allotment-style section — all well stocked with a variety of mature plants and shrubs. There is also useful under-house storage and a workshop area with rear access.

Further benefits include gas central heating and UPVC double glazing.

Early viewing is highly recommended via the vendors' sole agents, Just Property.



## ROOM DIMENSIONS

Front Door

Hallway  
15'10" (4.83)

Family Lounge  
15'4" x 11'7" (4.68 x 3.54)

Kitchen / Breakfast / Dining Room  
18'0" x 12'11" (5.51 x 3.94)

Utility Cupboard

Understairs Storage

Stairs To Landing

Bedroom  
15'3" x 9'4" (4.67 x 2.87)

Bedroom  
12'10" x 10'7" (3.93 x 3.23)

Bedroom  
8'3" x 7'1" (2.53 x 2.18)

Shower Room

WC

Under House Storage and Workshop

Front Garden

Rear Garden

## FEATURES

- Very Popular Belmont Road
- Walking Distance To Old Town and Country Park
- Three Bedrooms
- Semi Detached 1930's Home
- Great Storage and Workshop Space
- Open Plan Kitchen and Dining Space
- Superb views
- Large Rear Garden
- Shower Room and Separate WC
- Gas Heating And UPVC Windows

