



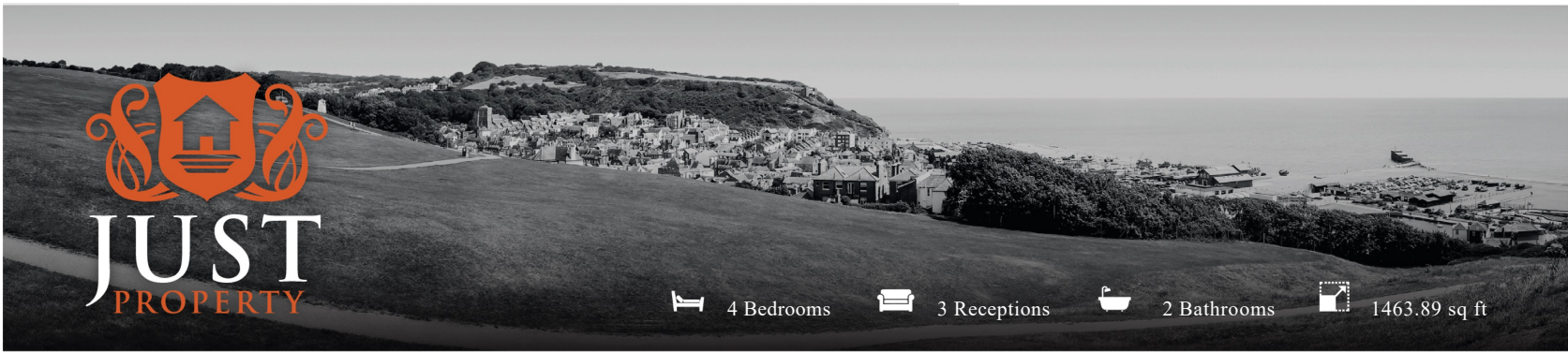
England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Current	71	
Potential	80	
Energy Efficiency Rating		



FLOORPLANS

137 Queens Road, Hastings, TN34 1RP

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4 Bedrooms 3 Receptions 2 Bathrooms 1463.89 sq ft

Freehold

£365,000





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£365,000



ROOM DIMENSIONS

Front Door	Bedroom
Porch	8'3" x 6'2" (2.53 x 1.89)
Entrance Hall	Stairs to Lower Ground Level
Living Room	Bedroom
12'10" x 11'2" (3.93 x 3.41)	12'5" x 11'3" (3.79 x 3.43)
Reception Room	Dining Room
12'0" x 9'9" (3.68 x 2.98)	11'11" x 9'10" (3.64 x 3.01)
Bathroom	Kitchen
10'6" x 8'2" (3.21 x 2.49)	8'4" x 8'0" (2.56 x 2.45)
Stairs to Top Floor	Utility Room
Landing	Shower Room & W.C
Bedroom	Rear Garden
13'11" x 9'6" (4.26 x 2.92)	
Bedroom	
11'10" x 9'5" (3.62 x 2.89)	

PROPERTY DETAILS

A rare opportunity to acquire this substantial four/five-bedroom, three-story period terraced home, ideally positioned in a highly sought-after central Hastings location, within easy walking distance of the town center, mainline railway station, seafront, shopping facilities, restaurants and leisure amenities.

This characterful older-style property offers spacious and highly versatile accommodation arranged over three generous floors, making it ideal for growing families, multi-generational living, home-working or investment potential. Combining period proportions with modern comforts, the property benefits from gas central heating, double glazing and flexible living space throughout.

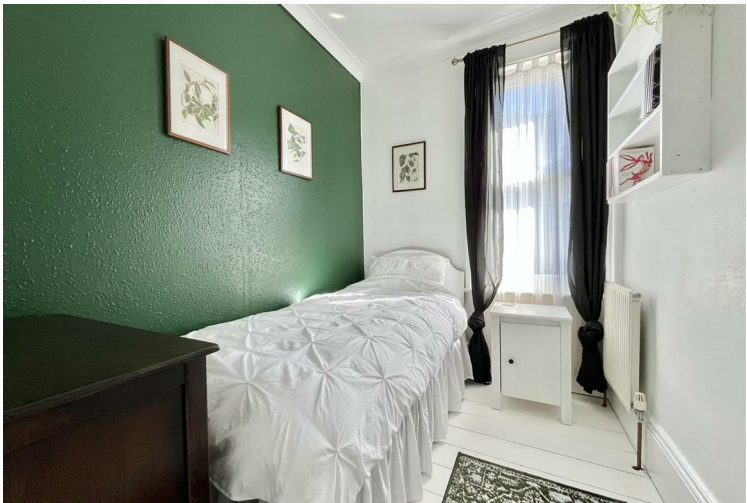
The entrance floor features a welcoming hallway, a bright and spacious living room, a well-proportioned bedroom/reception room, family bathroom and separate WC. The first floor offers three further bedrooms, providing ample space for larger households or those requiring office or guest accommodation.

The lower ground floor adds further flexibility, comprising an additional bedroom, separate dining room and fitted kitchen, together with a useful utility room and shower room. This floor also provides direct access to the enclosed rear garden, offering a private outdoor space ideal for relaxing or entertaining.

In total, this impressive home provides four/five bedrooms, multiple reception spaces and adaptable accommodation to suit a variety of lifestyles. Properties of this size and character in such a convenient town center setting are rarely available, and early viewing is highly recommended to fully appreciate the scale, flexibility and excellent location on offer.

FEATURES

- Older Style Three Story House
- 4/5 Bedroom House
- Modern Kitchen and Bathroom
- Rear Garden
- Town Centre Location
- Well Presented Throughout
- Close to Mainline Railway Station
- Kitchen and Dining Room
- Two Bathrooms



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.