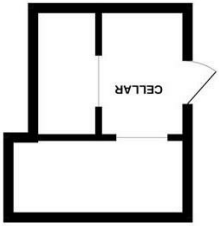
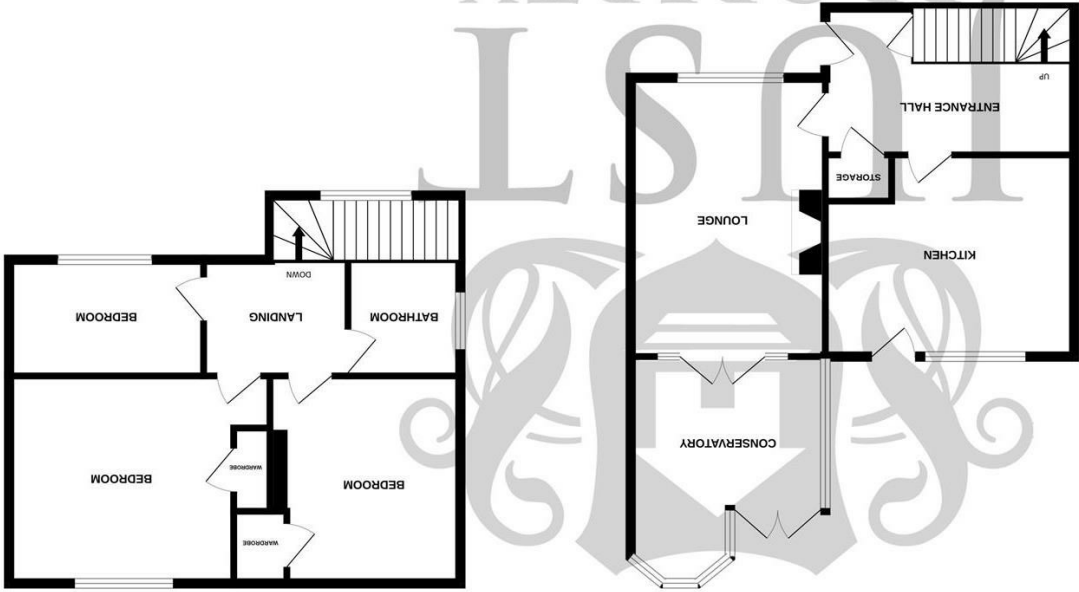




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	49	75
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



1ST FLOOR

GROUND FLOOR

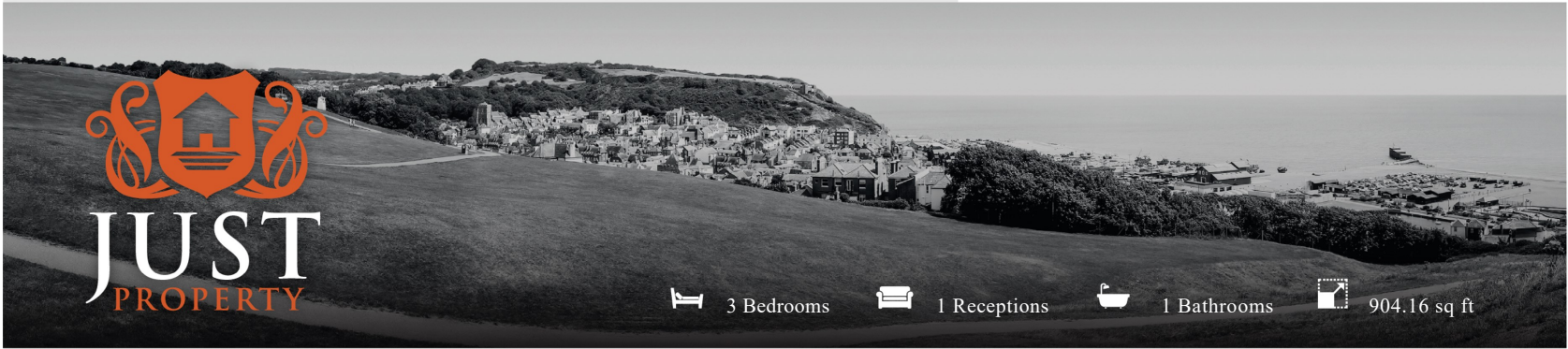
CELLAR



197 Frederick Road, Hastings, TN35 5AU

FLOORPLANS

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3 Bedrooms 1 Receptions 1 Bathrooms 904.16 sq ft

197 Frederick Road, Hastings, TN35 5AU

Freehold

£308,700





Freehold

£308,700



3 Bedrooms 1 Receptions 1 Bathrooms 904.16 sq ft

PROPERTY DETAILS

Situated in a well-connected and sought-after part of town, this beautifully maintained 1950s three-bedroom semi-detached home on Frederick Road offers a rare combination of character, space, and modern convenience.

The property immediately impresses with its frontage, complete with a driveway, garage, and front garden. Inside, the home is immaculately presented throughout and thoughtfully designed to accommodate both family living and entertaining.

The ground floor welcomes you with a bright and inviting entrance hall, leading to a stylish, modern kitchen fitted with integrated appliances and direct access to the rear patio and southeast-facing garden – a real suntrap, perfect for al fresco dining or enjoying the beautifully maintained outdoor space. The lounge is a spacious room, complete with an ornate fireplace and direct access to the conservatory, an ideal space for relaxing or entertaining year-round.

A particularly unique feature is the useful cellar space, offering practical and ample storage.

Upstairs, the home continues to shine with a striking floor-to-ceiling window on the staircase, allowing natural light to pour in. The first floor comprises three well-proportioned bedrooms, two of which benefit from built-in wardrobes. To the rear, the bedrooms enjoy lovely sea views – a tranquil and rare bonus. The modern family bathroom boasts a high-quality finish with marble detailing and stylish herringbone flooring.

Externally, the southeast-facing rear garden is a true highlight – beautifully kept and offering a peaceful retreat with a generous patio area for outdoor living.

This is a fantastic opportunity to acquire a thoughtfully updated and superbly located home that combines the charm of its era with contemporary living. Early viewing is highly recommended.

ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	13'1" x 10'0" (4.00m x 3.07m)
Lounge	Wardrobe
17'2" x 12'11" (5.25m x 3.95m)	Bedroom
Kitchen	9'11" x 6'3" (3.04m x 1.92m)
12'5" x 10'11" (3.80m x 3.34m)	Off-Road Parking
Conservatory	Garage
12'0" x 14'5" (3.66m x 4.40m)	Rear SE Facing Garden & Patio
Understair Storage	
Stairs To First Floor	
Landing	
Bathroom	
Bedroom	
11'10" x 10'11" (3.63m x 3.33m)	
Wardrobe	

FEATURES

- Wonderfully Presented 1950s Semi Detached Home
- Three Spacious Bedrooms
- Sea Views
- Large SE Facing Rear Garden & Patio
- Driveway & Garage
- Useful Cellar
- Conservatory
- Modern Fitted Kitchen With Integrated Appliances
- Lounge With Ornate Fireplace
- Council Tax Band - C



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.