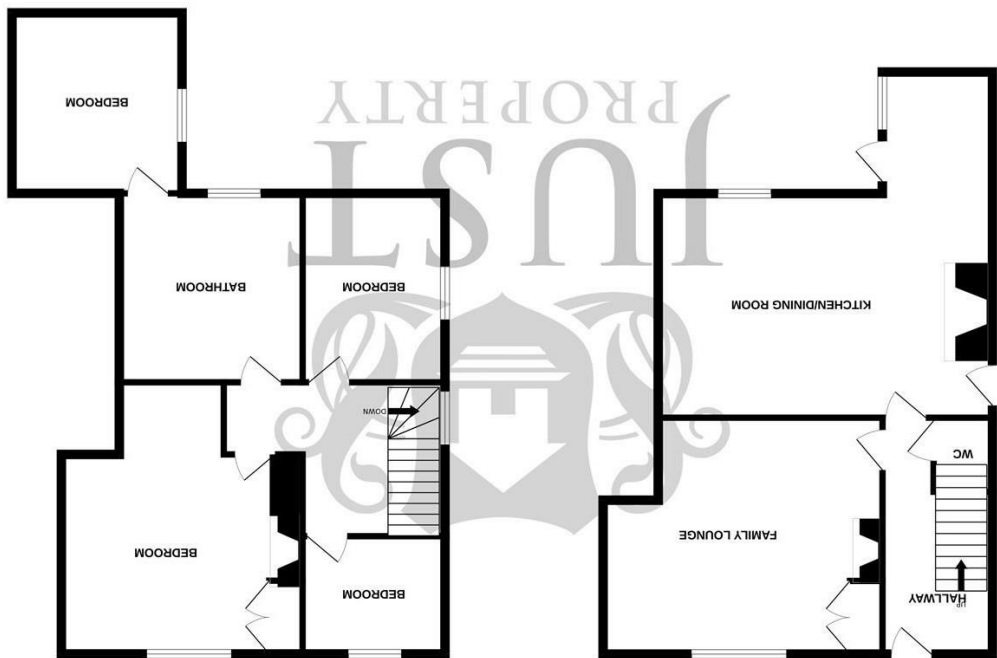




| England & Wales                             |           |           |
|---------------------------------------------|-----------|-----------|
| EU Directive 2002/91/EC                     |           |           |
|                                             | Current   | Potential |
| Very energy 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 |           |           |



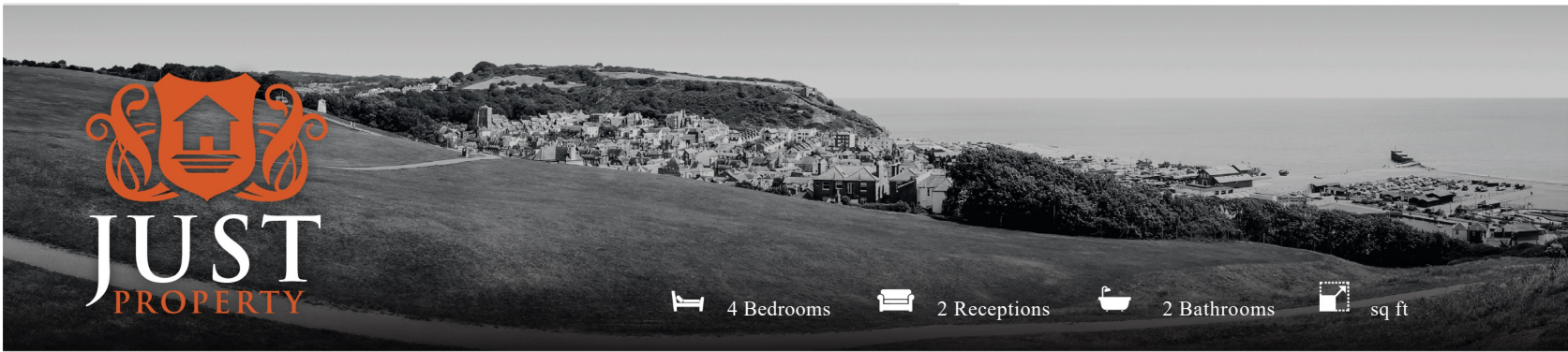
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions, mistakes, typographical and appearance shown have not been tested and no guarantee as to their accuracy or efficiency can be given. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. 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 operation or efficiency can be given.



# FLOORPLANS

22 Rock-A-Nore Road, Old Town, Hastings, TN34 3DW

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



4 Bedrooms 2 Receptions 2 Bathrooms sq ft

22 Rock-A-Nore Road, Old Town, Hastings, TN34 3DW

Freehold

£465,000







Freehold

£465,000



## ROOM DIMENSIONS

Front Door

Hallway  
15'9" (4.82)

WC

Family Lounge  
14'11" x 13'7" (4.55 x 4.16)

Kitchen / Dining Room  
18'2" x 17'8" (5.54 x 5.41)

Stairs To Landing

Bedroom  
10'5" x 7'6" (3.19 x 2.30)

Bedroom  
7'10" x 7'6" (2.40 x 2.30)

Bedroom  
16'11" x 14'8" (5.18 x 4.48)

Bedroom

9'9" x 8'10" (2.98 x 2.70)

Bathroom

12'4" x 10'3" (3.76 x 3.14)

Courtyard Garden

Workshop / Utility Room

Parking Spaces x 4

## FEATURES

- Four Bedroom
- End Of Terrace House
- Beautiful Condition
- Moments From The Beach
- Highly Desirable Old Town Position
- Small Courtyard To Rear
- Parking Spaces x 4
- Sea Views
- Open Plan Dining and Kitchen
- Grade II Listed



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.