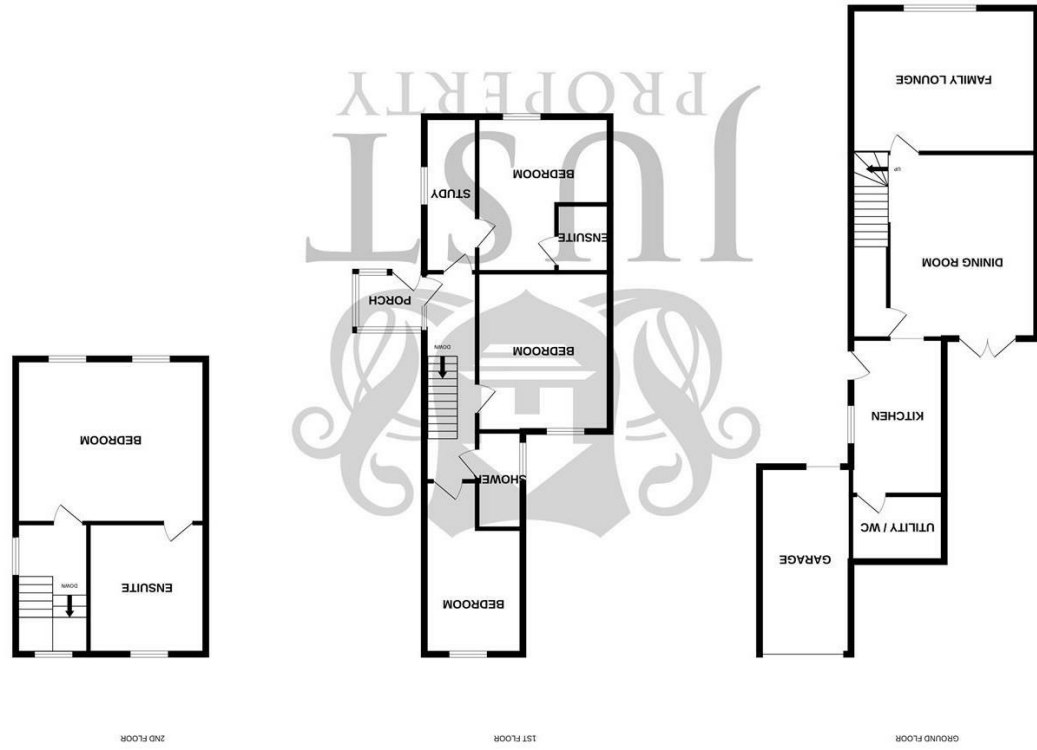


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
63	81
Energy Efficiency Rating	



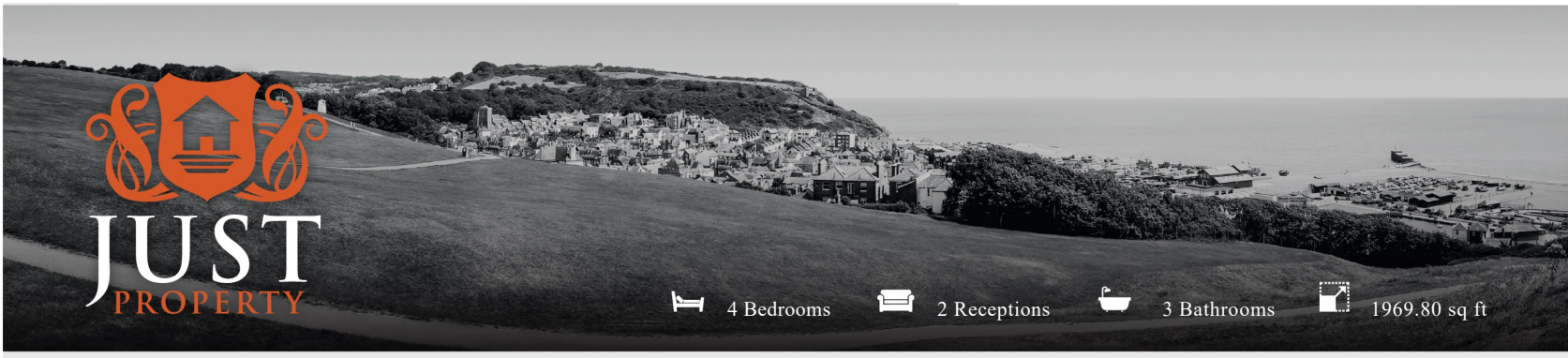
What every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, rooms and any other area are approximate and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplans and measurements before entering into any contract. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters of information that are important to you.



FLOORPLANS

358 Old London Road, Hastings, TN35 5LR

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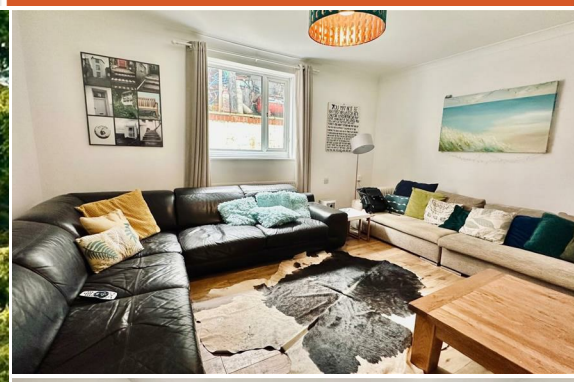


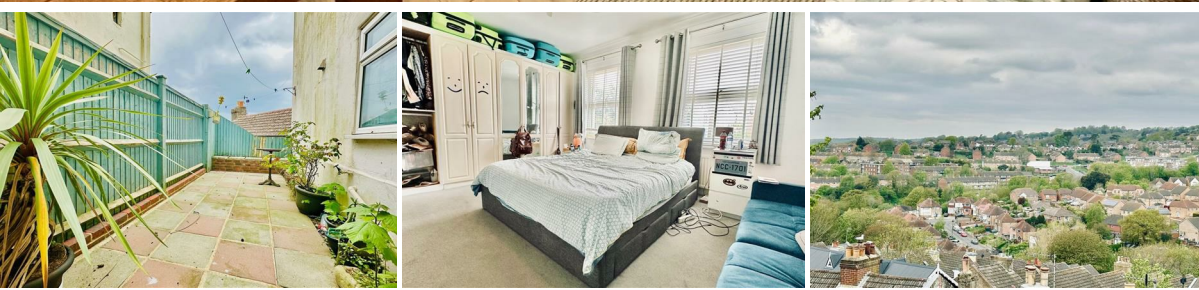
4 Bedrooms 2 Receptions 3 Bathrooms 1969.80 sq ft

Freehold

£350,000

358 Old London Road, Hastings, TN35 5LR





4 Bedrooms 2 Receptions 3 Bathrooms 1969.80 sq ft

PROPERTY DETAILS

CHAIN FREE

A particularly spacious and well-positioned four double bedroom semi-detached period home, ideally located close to Ore Village with its excellent range of local shops and amenities, as well as being within easy reach of Hastings Country Park, the historic Old Town and the seafront. A number of well-regarded schools are also nearby, making this an ideal family home.

The accommodation is arranged over three floors and offers generous, versatile living space throughout. The top floor is dedicated to a superb principal bedroom suite, featuring a large double bedroom and an en-suite bathroom with both bath and separate shower. The first floor provides three further well-proportioned double bedrooms, one benefitting from its own en-suite shower room, along with a study area or walk-in wardrobe, and an additional family shower room.

On the ground floor, the property offers a spacious family living room opening into a separate dining room, complete with bespoke cabin seating beneath the stairs, creating a sociable and characterful space. There is also a useful storage room and a galley-style kitchen leading through to a utility area with WC.

Externally, the property enjoys a private courtyard garden accessed from the dining room, a garage to the rear, and off-road parking for two vehicles at the front.

Offered to the market chain free via the vendor's sole agents, Just Property. Further benefits include UPVC double glazing and gas central heating.

ROOM DIMENSIONS

Front Door	Principle Bedroom
Entrance Porch	16'8" x 13'11" (5.09 x 4.26)
Hallway	En suite Bath / Shower Room
Bedroom	12'10" x 10'5" (3.93 x 3.18)
12'11" x 11'6" (3.95 x 3.52)	Stairs Down to Lower Ground Floor
En Suite Shower Room	Family Lounge
Dressing Room / Study	16'0" x 12'9" (4.89 x 3.89)
14'2" x 4'7" (4.34 x 1.40)	Dining Room
Bedroom	16'4" x 13'3" (4.99 x 4.04)
13'9" x 10'3" (4.20 x 3.13)	Kitchen
Shower Room	13'8" x 8'1" (4.18 x 2.48)
Bedroom	Utility Room / WC
15'0" x 8'7" max (4.58 x 2.64 max)	7'11" x 6'2" (2.42 x 1.89)
Stairs up To Landing	Courtyard Garden
	Off Road Parking x 2
	Garage (Rear Access)

FEATURES

- CHAIN FREE
- Four Bedrooms
- Three Bathrooms (two en suite)
- Off Road Parking x 2
- Garage (rear access)
- Large Family Lounge
- Dining Room
- Useful Utility / WC
- Close to Schools and Hastings Old Town
- Great Views to Rear

