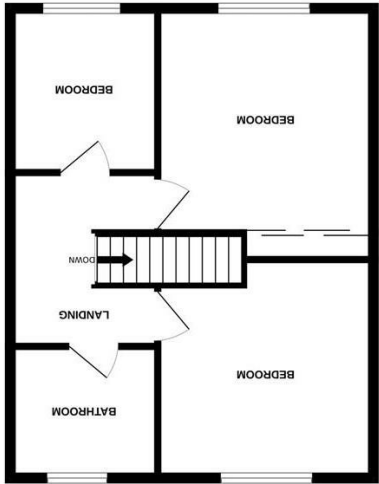
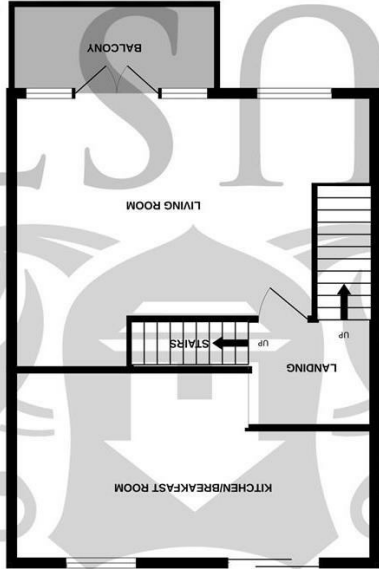




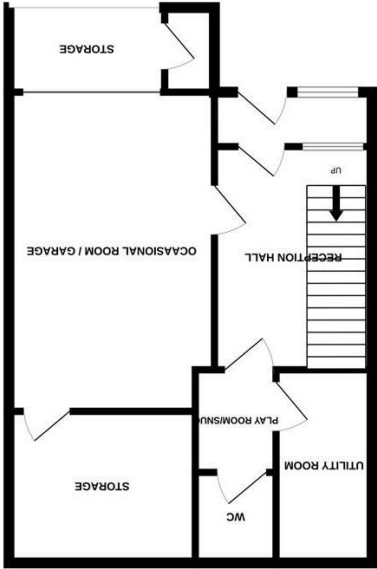
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
	Not energy efficient - higher running costs	(1-20) G
Current		79
Potential		83



2ND FLOOR



1ST FLOOR



GROUND FLOOR

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 approximately and no responsibility is taken for any 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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FLOORPLANS

31 Park Crescent, Hastings, TN34 2PP

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 1152.00 sq ft

31 Park Crescent, Hastings, TN34 2PP

Freehold

£349,950





Freehold

£349,950

3 Bedrooms 2 Receptions 1 Bathrooms 1152.00 sq ft

PROPERTY DETAILS

Situated in the ever-popular Blacklands area of Hastings, close to Alexandra Park and a number of highly regarded primary and secondary schools, this spacious three-storey, three-bedroom townhouse has been in the same family for many years.

During this time, the property has been improved and updated, and the accommodation now provides a spacious entrance hallway with useful ground floor WC and utility room. The integral garage is now able to provide an occasional room, with useful storage to both the front and rear.

To the first floor there is a full-width family lounge with access to a front balcony, enjoying lovely views across the town towards West Hill and Hastings Castle. There is also a recently updated family kitchen and breakfast room, with ample space for a dining table and sliding doors leading out to the rear garden.

To the second floor there is a family bathroom with separate shower cubicle, two spacious double bedrooms and a smaller third bedroom.

Externally, the property benefits from off-road parking to the front, together with a rear patio accessed from the first floor and a lawned area, providing useful outside space for the family.

The property offers spacious accommodation over three floors in a very popular residential location and, to fully appreciate the space, views and location this townhouse has to offer, viewing is highly recommended by the vendors' Sole Agents.

ROOM DIMENSIONS

Front Door	Bedroom
Porch	11'11" x 11'10" (3.64 x 3.61)
Hallway	Bedroom
WC	11'9" x 11'6" (3.59 x 3.53)
Utility Room	Bedroom
Occasional Room / Garage	7'8" x 8'5" (2.36 x 2.58)
Storage	Bathroom
Stairs Up To	8'4" x 7'3" (2.56 x 2.21)
Kitchen/Breakfast / Dining Room	Rear Patio
20'1" x 10'4" (6.13 x 3.15)	Garden
Family Lounge	Driveway
19'11" x 15'6" max (6.09 x 4.73 max)	Garage Storage Space
Balcony	
Stairs Up To Landing	

FEATURES

- Fantastic Three Storey Townhouse
- Three Bedrooms
- Fantastic New Fitted Kitchen / Breakfast Room
- Off Road Parking
- Occasional Room To Ground Floor
- Lots of Storage
- Wonderful Views
- Rear Garden and Balcony
- Popular Blacklands Area
- Close To Park, Schools and Town

