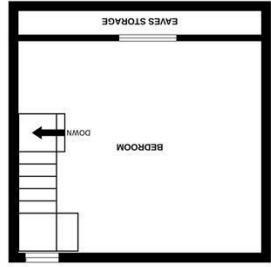
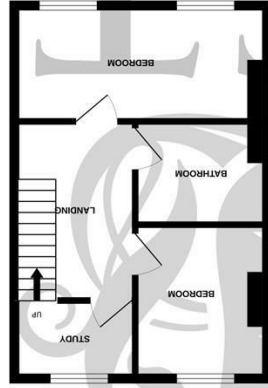


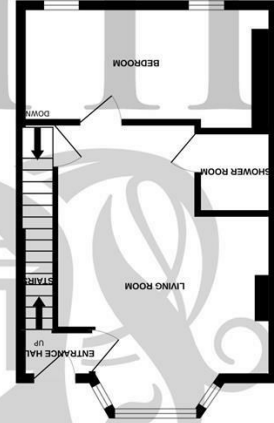
England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
Very energy efficient - lower running costs	(92 plus) A
Energy efficient - lower running costs	(81-91) B
Energy efficient - lower running costs	(69-80) C
Energy efficient - lower running costs	(55-68) D
Energy efficient - lower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



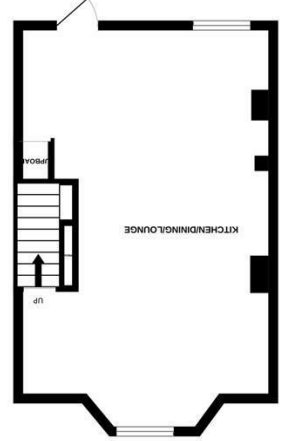
2ND FLOOR



1ST FLOOR



GROUND FLOOR



LOWER 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 approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.

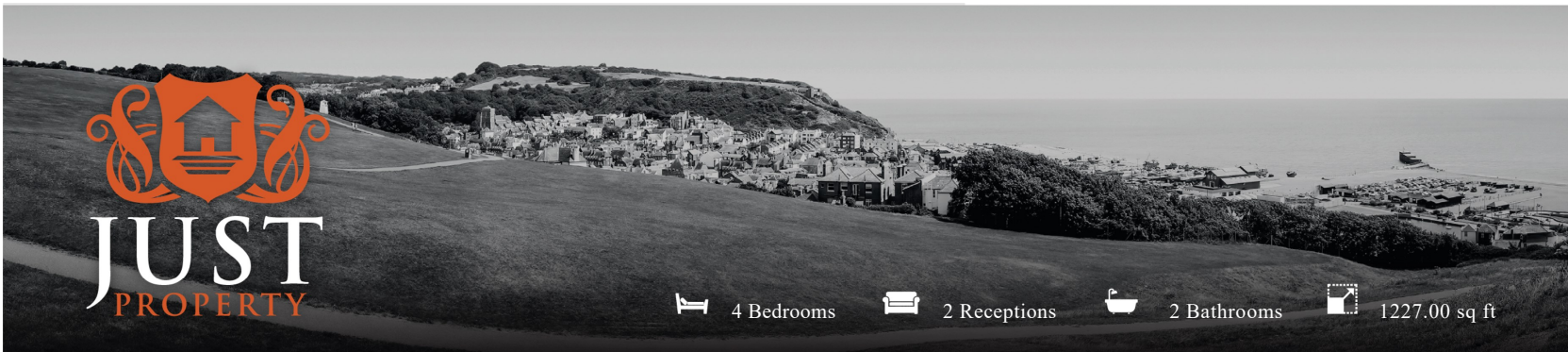
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FLOORPLANS

210 Harold Road, Hastings, TN35 5NG



4 Bedrooms 2 Receptions 2 Bathrooms 1227.00 sq ft

210 Harold Road, Hastings, TN35 5NG

Freehold

£315,000





4 Bedrooms 2 Receptions 2 Bathrooms 1227.00 sq ft

PROPERTY DETAILS

A well presented and spacious four double bedroom family home arranged over four floors, enjoying attractive views towards the Clive Vale Reservoirs and positioned within one of the most sought after areas of Hastings.

Ideally situated with easy access to the historic Old Town, the beach and the stunning open spaces of Hastings Country Park, this impressive home offers a wonderful balance of space, character and convenience, making it perfectly suited for family living.

The accommodation is beautifully presented throughout and offers a bright, modern and airy feel. Arranged over four floors, the property provides versatile living accommodation with well proportioned rooms throughout. The heart of the home is the impressive modern kitchen/dining/family room which offers an excellent entertaining and family space, while having a separate living room.

There are four generous double bedrooms arranged over the upper floors, all offering excellent proportions and flexibility for growing families, home working or guest accommodation. In addition, the property benefits from a modern shower room and a separate contemporary family bathroom.

The current owners have tastefully decorated the property in neutral tones throughout, which enhances the feeling of natural light and space within the home. Further benefits include double glazed windows and doors, gas fired central heating and a modern Hive heating system.

Externally, the rear garden has been designed to provide an enjoyable outside space with a patio seating area ideal for al fresco dining and entertaining during the warmer months, leading onto an area of lawn. The garden enjoys particularly attractive views towards the Clive Vale Reservoirs and the surrounding greenery, which we feel is a real feature of this superb home.

Viewing is highly recommended through Just Property to fully appreciate the space, views and excellent location on offer.



ROOM DIMENSIONS

Front Door

Hallway

Living Room
18'0" x 13'2" (5.50 x 4.02)

Bedroom
13'11" x 7'8" (4.26 x 2.36)

Shower Room / WC

Stairs Up To Landing

Bedroom
13'11" x 7'8" (4.26 x 2.36)

Bathroom

Bedroom
2.84 x 2.45

Study Area

Bathroom

Stairs Up To Bedroom
10'4" x 9'8" (3.15 x 2.96)

Stairs Down To Open Plan

Kitchen / Dining / Lounge Area
24'1" x 14'3" (7.36 x 4.36)

Off Road Parking

Rear Patio Garden

Rear Garden

FEATURES

- Four Bedrooms
- Two Bathrooms
- Off Road Parking
- Walking Distance To Country Park
- Schools Nearby
- Long Rear Garden
- Four Storey Period Townhouse
- Gas Central Heating
- Views Over Reservoir

