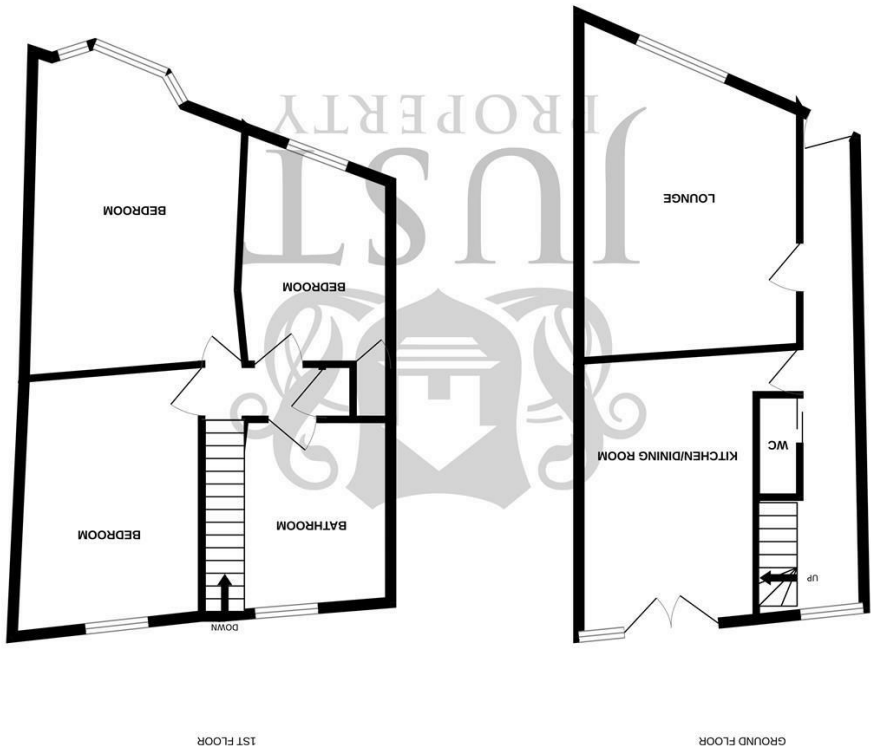
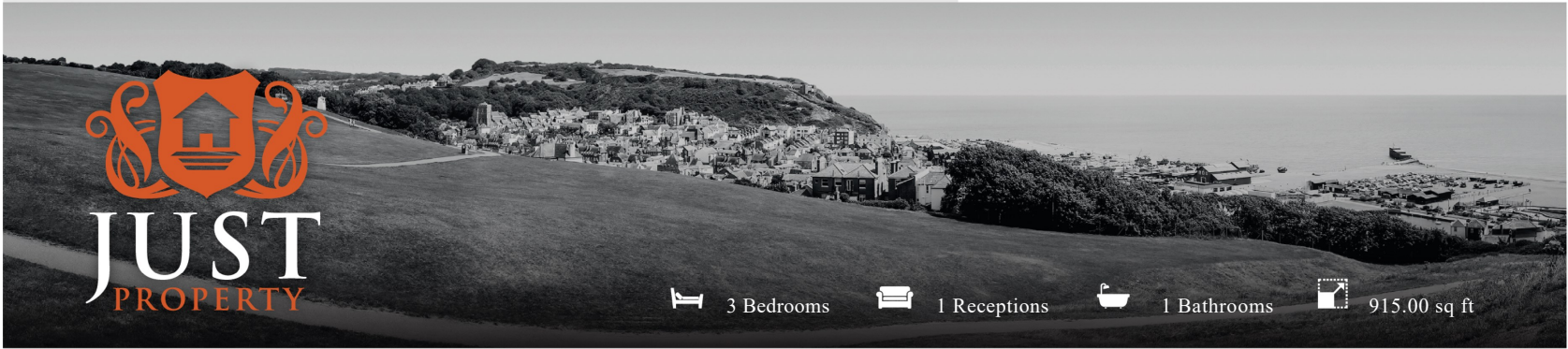




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
	80	57
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



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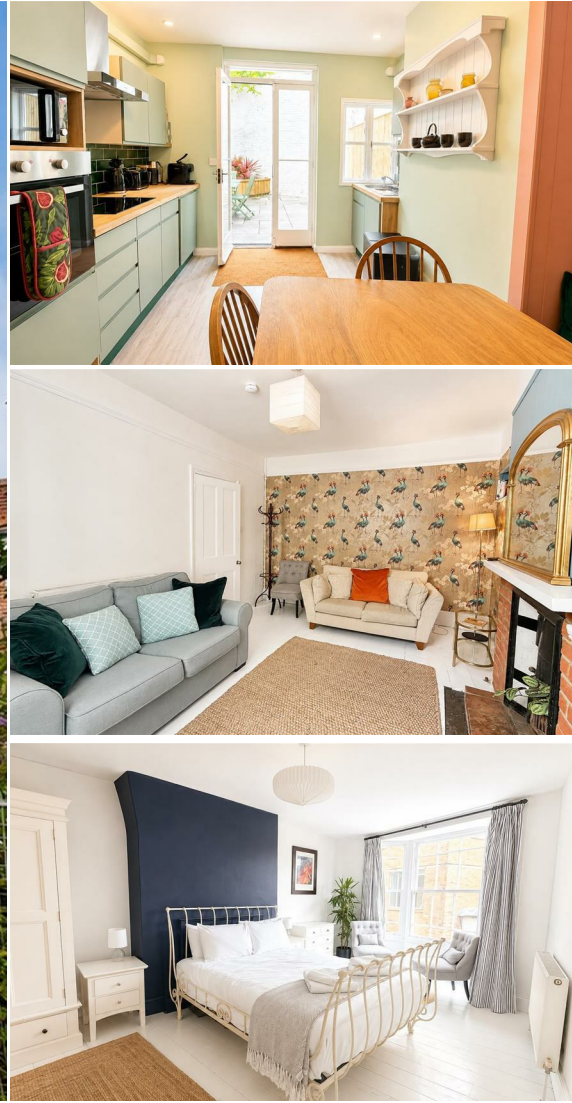


14 Prospect Place, Hastings, TN34 1LN

3 Bedrooms 1 Receptions 1 Bathrooms 915.00 sq ft

Freehold

£295,000





Freehold

£295,000

3 Bedrooms 1 Receptions 1 Bathrooms 915.00 sq ft

PROPERTY DETAILS

A chain free opportunity to secure a very smartly presented three-bedroom period property, conveniently located within walking distance of Hastings seafront and town centre.

Prospect Place is a small residential road situated behind the beautifully and architecturally renowned Observer Building in Hastings. The property is ideally positioned for the many amenities the town centre has to offer, including shops, cafés, the mainline railway station, Alexandra Park and the fantastic and historic Hastings Old Town.

The accommodation has been vastly improved by the current owners and now provides a smart, light, bright and well-thought-out family home. To the ground floor there is a spacious family lounge, useful ground floor WC off the entrance hallway and a recently refitted kitchen with dining area and French doors leading directly onto the rear garden.

To the first floor there is a large family bathroom, useful storage cupboard, two excellent-sized double bedrooms, with one benefiting from a lovely bay window, together with a smaller third bedroom to the front.

Externally, the property benefits from side access leading through to a well-proportioned courtyard-style family garden, with raised beds and space for outdoor dining.

There is also potential, to extend the property and create a much larger family home with the potential for up to six bedrooms. HS/FA/24/00097 -planning approval.

Viewing is considered essential and highly recommended to appreciate the light, bright and stylish accommodation on offer.



ROOM DIMENSIONS

Front Door	Courtyard Garden
Entrance Hall	20'0" x 17'8" (6.1 x 5.4)
Open Plan Kitchen / Dining Area	Side Access
13'8" x 10'4" (4.17 x 3.17)	
Family Lounge	
17'5" x 11'3" (5.32 x 3.45)	
WC	
Stairs Up To Landing	
Bathroom	
Bedroom	
13'10" x 10'6" (4.23 x 3.22)	
Bedroom	
17'9" x 11'6" (5.43 x 3.52)	
Bedroom	
12'9" x 7'9" (3.91 x 2.38)	

FEATURES

- CHAIN FREE
- Three Bedrooms
- Very Nicely Presented Family Home
- New Fitted Kitchen
- French Doors To Rear Garden
- Spacious Accomodation
- Many Original Features
- Walking Distance To Seafront and Beaches
- HS/FA/24/00097 Extension Approval
- Gas Central Heating



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.