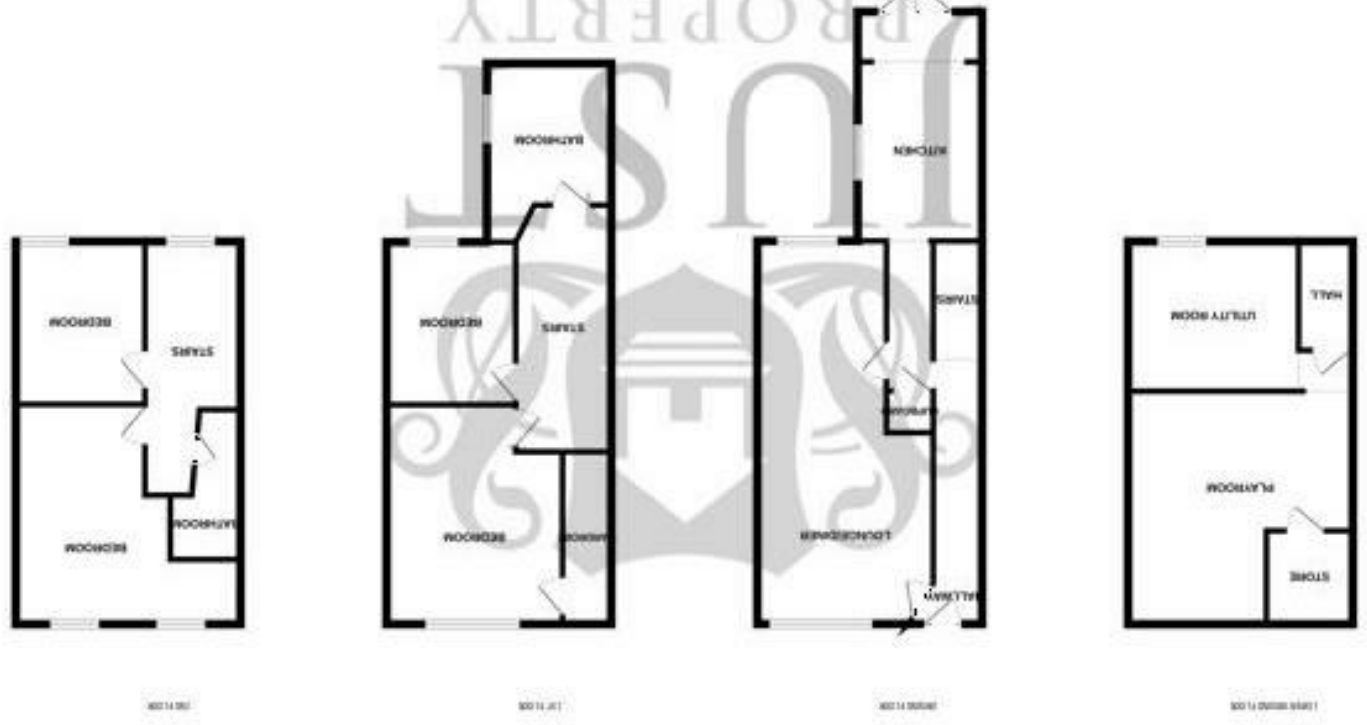


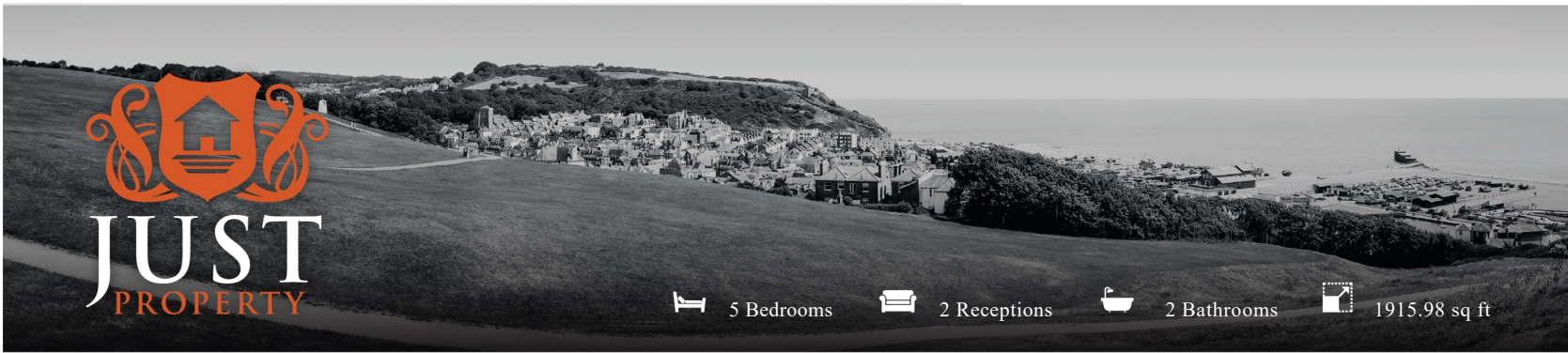
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	67
Potential	82



## FLOORPLANS

40 Whitefriars Road, Hastings, TN34 3LA

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



5 Bedrooms 2 Receptions 2 Bathrooms 1915.98 sq ft

40 Whitefriars Road, Hastings, TN34 3LA

Freehold

£370,000





5 Bedrooms 2 Receptions 2 Bathrooms 1915.98 sq ft

## PROPERTY DETAILS

### CHAIN FREE SALE

located in the popular & sought-after area of Whitefriars Road, Hastings, this charming terraced family home offers a delightful blend of space and modern living. Spanning an impressive 1,916 square feet, the property is thoughtfully arranged over four floors, providing ample room for family life and entertaining.

Upon entering, you are greeted by two spacious reception rooms that create a warm and inviting atmosphere. The open-plan living area is perfect for both relaxation and social gatherings, allowing for a seamless flow between spaces. Large rooms throughout the home ensure that natural light floods in, enhancing the overall sense of space and comfort.

The property boasts four / five well-proportioned bedrooms, providing a peaceful retreat for family members or guests. With two bathrooms, morning routines are made easy, catering to the needs of a busy household.

Situated in a popular location, this home is conveniently close to local amenities, schools, and parks, making it an ideal choice for families. The combination of its generous living space, modern layout, and prime location makes this terraced house a wonderful opportunity for those seeking a new family home in Hastings. Don't miss the chance to make this delightful property your own.

To arrange access for a viewing, contact the vendors choice of agents, Just Property to see all this wonderful property has to offer in person.

Council Tax Band - B



## ROOM DIMENSIONS

Front Courtyard Garden	Bathroom On Half Landing 8'9" x 8'7" (2.69 x 2.64)
Entrance Vestibule	Bedroom One 13'8" x 12'7" (4.19 x 3.84)
Entrance Hallway	Bedroom Two 12'9" x 9'8" (3.91 x 2.97)
Lounge / Diner 27'3" x 12'11" (8.31 x 3.96)	Second Floor Landing
Kitchen 18'2" x 26'2" (5.54 x 8.00)	Bedroom Three 15'7" x 9'10" (4.75 x 3.02)
Stairs Down To Lower Floor	Bedroom Four 12'11" x 10'0" (3.94 x 3.05)
Lower Floor Lobby	Shower Room
Utility Room 10'2" x 9'10" (3.10 x 3.02)	Far Reaching Views
Playroom / Bedroom 15'3" x 15'1" (4.65 x 4.60)	
Stairs Back Up To First Floor	

## FEATURES

- Arranged Over Four Floors Of Living Space
- Bright & Airy Living Accommodation
- Popular Location Within The West Hill Area Of Hastings
- Four / Five Double Bedrooms Throughout
- Front & Rear Courtyard Gardens
- Many Amenities & Shops Located Within Close Proximity
- Far Reaching Views From Multiple Internal Rooms
- To Arrange Access For A Viewing Contact Just Property
- Viewing Considered Essential, To Appreciate The Inside Space
- Open Plan Lounge / Dining Room On The Ground Level

