



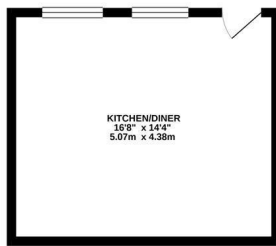
## Mount Pleasant Road, Hastings TN34 3SS

Offers in excess of £250,000

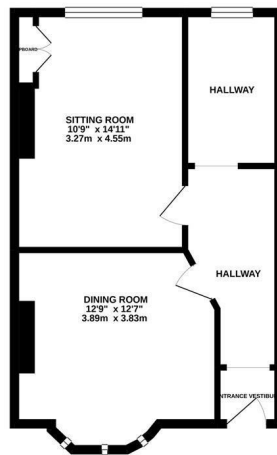


Charming THREE BEDROOM FAMILY HOME located on the cusp of WEST HILL, the accommodation here spans THREE STOREYS with FAR REACHING VIEWS across Hastings from the rear. The ground floor is arranged as a BAY FRONTED DINING ROOM which could also be used as a fourth bedroom if needed, there is a separate living room which enjoys a WORKING FIREPLACE, making it the perfect place to relax on those cosy evenings. Sat on the lower level is a generous EAT IN KITCHEN where there is plenty of space for a dining table and access out to the rear garden. The large landing is the perfect retreat for an office space. There are THREE BEDROOMS sat on the upper floor, two of which are generous double rooms and there is also a family bathroom. The rear garden is mainly laid to lawn with an area of patio and decking. Being only a short stroll from local shops, Ore railway station and Alexandra Park this fantastic home is not to be missed.

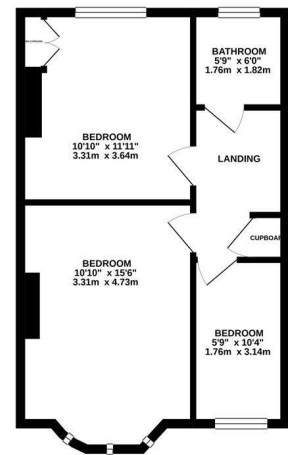
GARDEN LEVEL  
239 sq.ft. (22.2 sq.m.) approx.



GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1117 sq.ft. (103.7 sq.m.) approx.

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 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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