



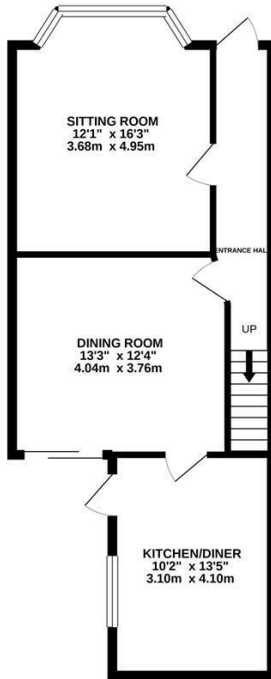
Elphinstone Road, Hastings TN34 2EQ

Offers in excess of £320,000

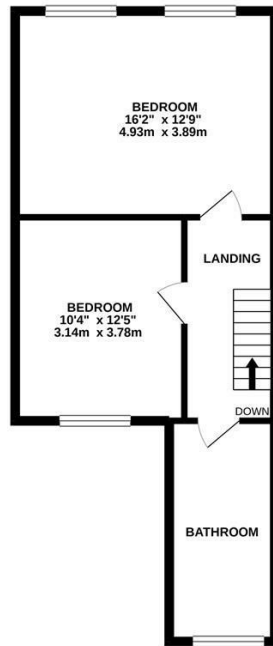


FOUR BEDROOM, three storey bay fronted home found in a CENTRAL SPOT close to Alexandra Park, Hastings town centre and railway station. Enjoying HIGH CEILINGS throughout the sense of space here is undeniable, there is a bright living room with a BAY FRONTED, front facing window and a SEPARATE DINING ROOM with sliding doors leading out to the garden. The kitchen breakfast room sits at the rear of the property and also boasts access to the garden. Spanning the two upper floors are FOUR DOUBLE BEDROOMS and a family bathroom with a bath and shower and screen over. The enclosed rear garden is really private and offers a large expanse of lawn, creating the PERFECT SPACE FOR FAMILY LIFE. To the front there is OFF ROAD PARKING for two vehicles. This characterful family home, packed full of PERIOD FEATURES and charm is not one to be missed.

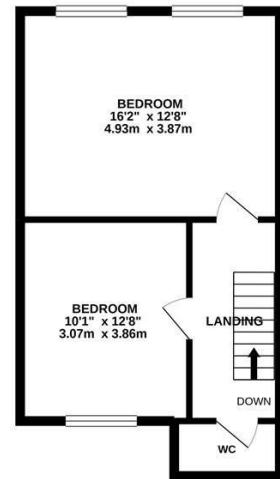
GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1439 sq.ft. (133.7 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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