



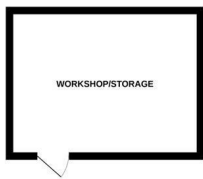
Mount Pleasant Road, Hastings TN34 3SS

Offers in excess of £250,000

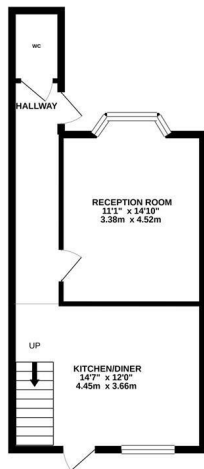


Charming and CHARACTERFUL HOME found a short stroll from the WEST HILL and within easy reach of Ore & Hastings railway station. The accommodation here is presented to a high standard, it spans THREE STOREYS with a WORKSHOP AND STORAGE AREA under the house. The entrance level offers a bay fronted bedroom with a WORKING FIREPLACE, this is currently being used as a reception room, there is a separate STUDY AREA and a family bathroom. Sat on the lower level is the generous EAT IN KITCHEN where there is plenty of space for a dining table and access out to the rear garden. There is also a separate living room with a front aspect and working fireplace, a handy DOWNSTAIRS CLOAKROOM and access out to the front. The upper floor houses two double bedrooms, the main bedroom enjoys a working fireplace. From the rear of the property there are FAR REACHING VIEWS across Hastings making this a fantastic family home.

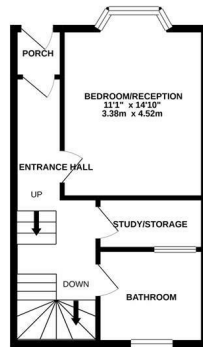
NEW FLOOR
173 sq.ft. (16.1 sq.m.) approx.



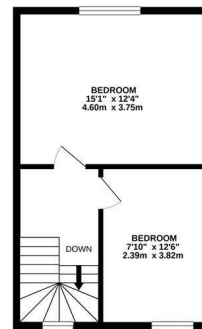
BASEMENT
419 sq.ft. (39.0 sq.m.) approx.



GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 1348 sq.ft. (125.3 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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