



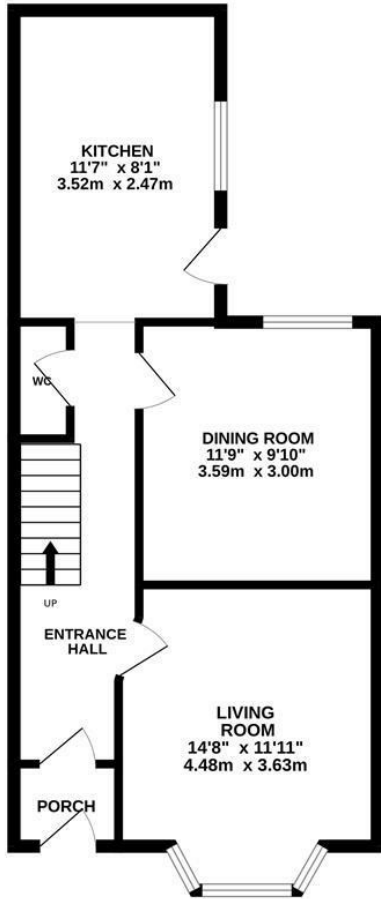
St. Thomas Road, Hastings TN34 3LQ

Offers in excess of £350,000

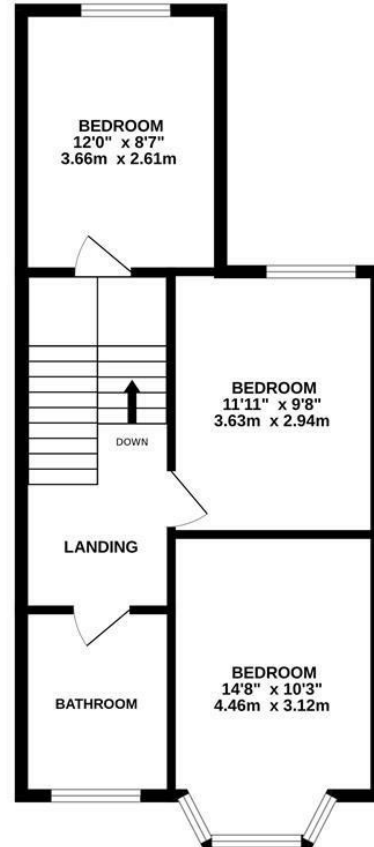


A simply stunning three bedroom VICTORIAN FAMILY HOME nestled in a sought after position on the West Hill, equidistant to Hastings Old Town and Town centre, offering shopping and leisure facilities, access to the beach and a mainline railway station. Ore railway station is also just a short walk away benefitting from connections to London and Ashford. The accommodation has UNDERGONE SIGNIFICANT RESTORATION by the current sellers and is PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT. The ground floor is arranged as a BAY FRONTED LIVING ROOM with a feature fireplace and built-in shelving in the alcoves, there is a second reception room which is used as a dining room and the kitchen is positioned at the rear of the property, it's fitted with sunny yellow units and benefits from access out to the garden. There is also a handy DOWNSTAIRS CLOAKROOM. The first floor houses three well proportioned bedrooms together with a LUXURY, NEWLY FITTED BATHROOM. Externally the low maintenance rear garden provides the perfect space to dine al-fresco and there is also gated side access.

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.5 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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