



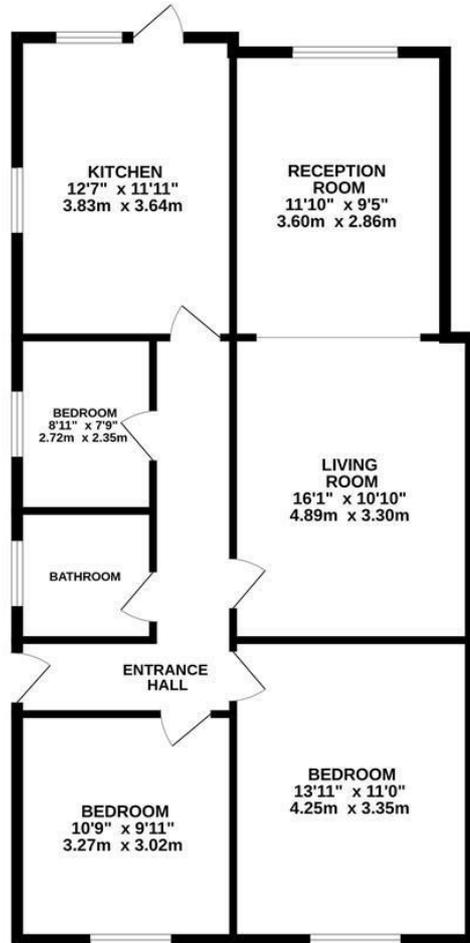
## Emmanuel Road, Hastings TN34 3LF

Offers in excess of £275,000



A deceptively spacious THREE BEDROOM BUNGALOW situated in a favoured position on the West Hill with FAR REACHING VIEWS. It's enviably placed within walking distance of a local shop, Ore railway station and within easy reach of Hastings Town centre and Old Town. The accommodation offers HUGE SCOPE FOR POTENTIAL and is arranged as a large living room which is open to a SECOND RECEPTION AREA, there is a separate kitchen/breakfast room which benefits from access out to the garden. There are three bedrooms, two of which are generous double rooms and enjoy a front aspect, together with a family bathroom. Externally the TIERED REAR GARDEN provides space to dine al-fresco. At the front of the property there is a driveway with OFF ROAD PARKING FOR MULTIPLE VEHICLES, giving access to the garage. Being sold with NO ONWARD CHAIN.

GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA - 1005 sq.ft. (93.4 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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