



Mann Street, Hastings TN34 1SE

Offers in excess of £350,000



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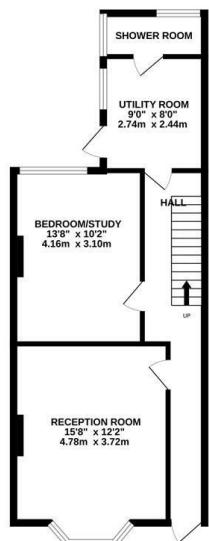


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A well presented three bedroom, THREE STOREY VICTORIAN HOUSE situated in a sought after and central setting in Hastings Town Centre. It's enviably placed just a short stroll from Alexandra Park, the beach, local shops and restaurants along with the mainline railway station offering connections to London. Enjoying a VERSATILE LAYOUT the accommodation here is arranged as a bright BAY FRONTED LIVING ROOM on the ground floor and a FITTED KITCHEN/DINER along with a family bathroom. On the first floor there are two further double bedrooms along with access to the LOFT ROOM which provides additional storage or accommodation. The rear garden has been designed for LOW MAINTENANCE with a raised patio area creating the perfect spot to DINE AL-FRESCO and there is also a HANDY STORAGE CUPBOARD. The lower ground floor houses a generous reception room which could be used as bedroom four, a utility room with access out to the rear garden, one bedroom and a STYLISH SHOWER ROOM. Benefitting from a separate entrance the lower ground floor lends itself to a variety of uses and could suit those seeking dual accommodation. Set in a CENTRAL LOCATION this fantastic property would make the PERECT FAMILY HOME and is not to be missed.

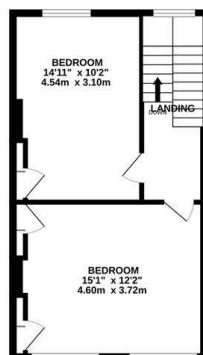
LOWER GROUND FLOOR
503 sq.ft. (46.6 sq.m.) approx.



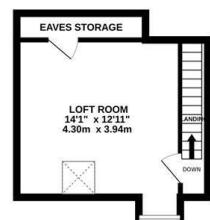
GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
214 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA: 1677 sq.ft. (155.8 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 indicative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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