



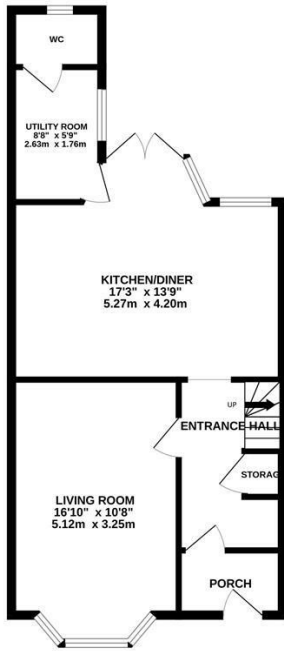
Vicarage Road, Hastings TN34 3LZ

Offers in excess of £550,000

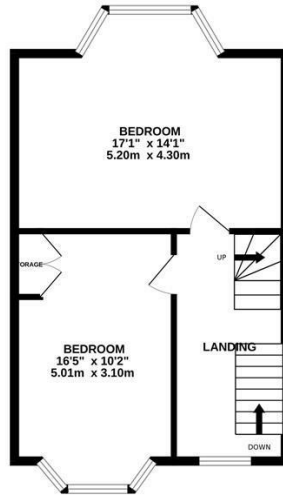


Beautifully presented four bedroom TERRACED VICTORIAN HOUSE located in a sought after WEST HILL LOCATION. It is enviably placed just a SHORT STROLL FROM HASTINGS OLD TOWN, the beach and Hastings Town centre where there is a mainline railway station with connections to London. The accommodation here is set across THREE STOREYS to offer a VERSATILE LAYOUT perfect for family life. It's arranged as a bright BAY FRONTED LIVING SPACE while the generous KITCHEN/DINER spans the rear of the property benefitting from double doors leading out to the garden. The kitchen is FITTED WITH CONTEMPORARY UNITS to offer ample storage along with access to the SEPARATE UTILITY ROOM and W/C. The FOUR DOUBLE BEDROOMS span the two upper floors with the main bedroom, currently being used as a second reception room, enjoying a bay window framing BEAUTIFUL SEA VIEWS together with a STYLISH FAMILY BATHROOM where there is a bath and separate shower cubicle. The SUNNY REAR GARDEN is a particular feature here, it offers a raised decked area off of the kitchen making this the perfect place to entertain or DINE AL-FRESCO

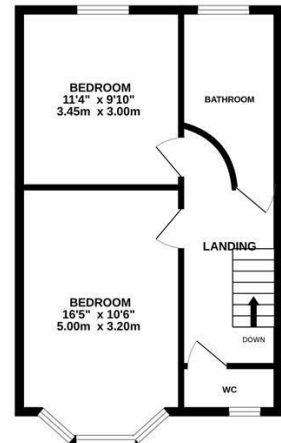
GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



2ND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 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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