



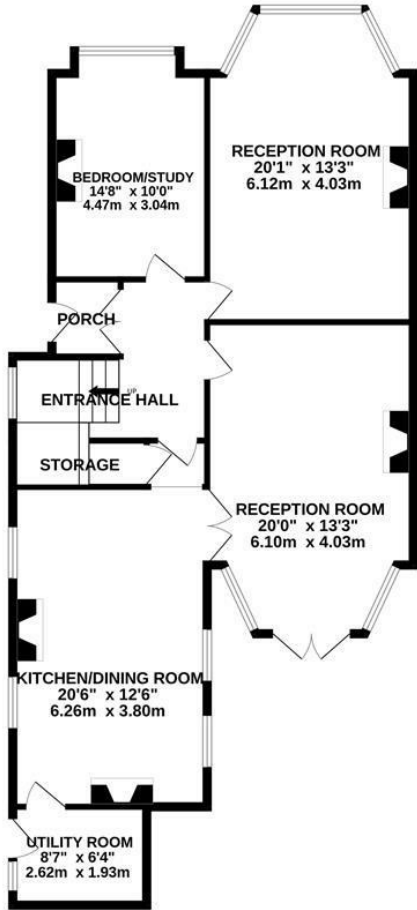
## Lower Park Road, Hastings TN34 2LA

Offers in excess of £650,000

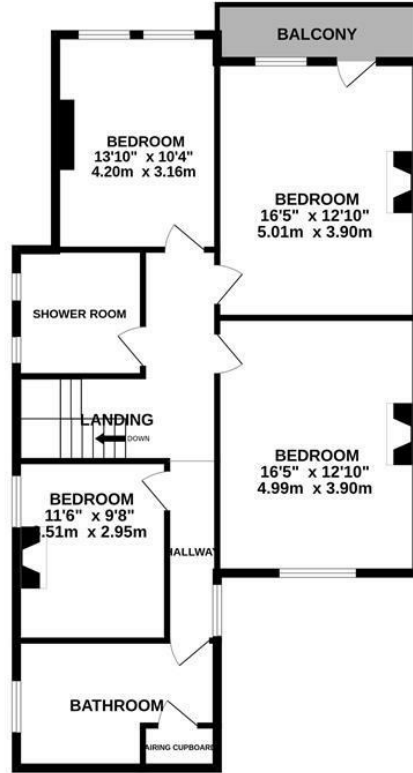


A handsome four/five bedroom, two reception room SEMI-DETACHED EDWARDIAN HOUSE occupying an unrivalled location adjacent to Alexandra Park. It's enviably positioned within easy walking distance of Hastings Town centre which offers a range of shopping and leisure facilities, the beach and a mainline railway station with connections to London stations. The accommodation enjoys a VERSATILE LAYOUT AND A WEALTH OF ORIGINAL FEATURES including exposed floorboards, high ceilings and feature fireplaces throughout. Spanning two spacious storeys the property is arranged as a BRIGHT LIVING ROOM which enjoys a bay fronted aspect while the LARGE KITCHEN/DINER is positioned at the rear of the property measuring an impressive 20'6 x 12'6 providing plenty of room for a full dining table, creating the ideal sociable setting. The kitchen leads through to a SECOND RECEPTION ROOM which enjoys double doors opening to the rear garden, along with a handy UTILITY ROOM with a W/C. There is also one bedroom on this floor which is currently being used as a study while the further four bedrooms can be found on the first floor together

GROUND FLOOR  
1067 sq.ft. (99.1 sq.m.) approx.



1ST FLOOR  
969 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA : 2036 sq.ft. (189.1 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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