



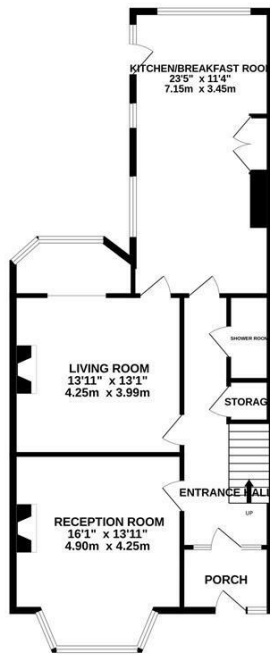
Collier Road, Hastings TN34 3JR

Offers in excess of £700,000

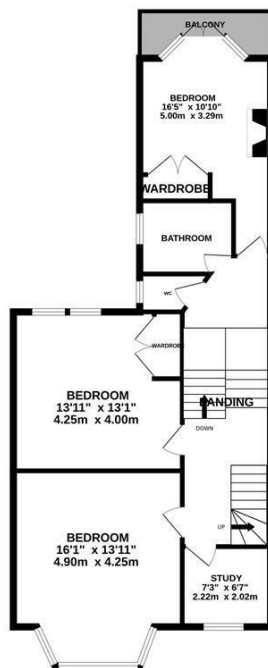


An impressive six/seven bedroom SEMI-DETACHED VICTORIAN HOUSE located in an unrivalled position on the West Hill with IMPRESSIVE SEA VIEWS. Its positioned within walking distance to both Hastings Old Town and Hastings Town centre, perfectly placed to enjoy the local independent shops, restaurants, traditional pubs, galleries and the beach. Spanning THREE SPACIOUS STOREYS the accommodation here enjoys a WEALTH OF CHARACTER FEATURES THROUGHOUT including high ceilings, original floorboards and GENEROUS PROPORTIONS. You enter into a GRAND ENTRANCE HALLWAY which leads to the bright living room positioned at the rear of the property along with the LARGE KITCHEN/BREAKFAST ROOM which offers ample storage, worktop space and plenty of room for a full dining table to create the perfect sociable setting. There is also a SECOND RECEPTION ROOM on this floor which enjoys a BAY FRONTED ASPECT and could also be used as a bedroom, together with a shower room under the stairs. The first floor houses four bedrooms, three of which are generous double rooms with the bedroom to the rear benefitting from a

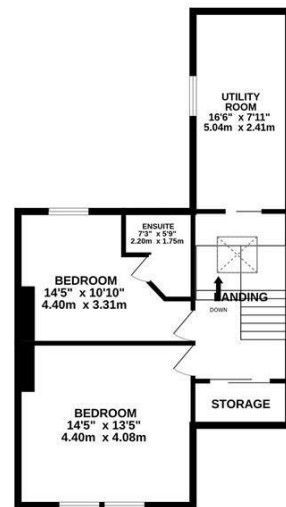
GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
806 sq.ft. (74.9 sq.m.) approx.



2ND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 2281 sq.ft. (211.9 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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