



St. Marys Road, Hastings TN34 3LN

Offers in excess of £330,000



A spacious THREE/FOUR BEDROOM HOUSE occupying a sought after location on the cusp of the WEST HILL, just a short stroll from both the Old Town and Hastings Town centre making it perfectly placed to enjoy LIFE BY THE COAST. Spanning THREE STOREYS, the accommodation here offers a VERSATILE LAYOUT with front access to the property on both the lower two floors. The lower ground floor comprises of a FRONT ASPECT LIVING ROOM which enjoys a BAY WINDOW and opens through to the CONTEMPORARY FITTED KITCHEN DINER with ample storage and worktop space, room for a full dining table and access to the REAR GARDEN. There is also a handy UTILITY ROOM with W/C on this level, plus its own SELF CONTAINED ENTRANCE. The ground floor houses a WELCOMING ENTRANCE HALL and two of the FOUR DOUBLE BEDROOMS, with the larger of the two relishing a bay window with the potential to be used as a RECEPTION ROOM, offering a MULTIFUNCTIONAL SETUP. The MODERN FAMILY BATHROOM is also housed on this floor. The additional two DOUBLE BEDROOMS are positioned on the upper floor benefitting from BUILT-IN STORAGE, with the primary enjoying an EN-SUITE SHOWER ROOM. Externally the REAR GARDEN offers multiple tiers of patio, creating plenty of spots for DINING AL FRESCO, bordered by mature plants and shrubs. This property would make the PERFECT FAMILY HOME and is not to be missed.

St Mary's Rd

Approximate Gross Internal Floor Area
1092 sq. ft / 101.45 sq. m

