



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED

**new**  
instruction



## Bembrook Road, Hastings, TN34 3PD

3 Bedroom Semi Detached Family Home - South Facing Garden & Sea Views

Home+Castle are pleased to advertise this good sized 3 bedroom 1930's semi-detached family home featuring open plan kitchen diner, gas central heating, double glazing throughout, sea views, off-road parking and a large south facing rear garden. Local schools close by and within walking distance of Hastings Old Town.

**FOR SALE**

**£300,000**

### Outside Front

Mature hedging, off-road parking for 1 car and gate leading to rear garden. Front door leading to hallway.

### Hallway 13'11" x 3'2" (4.24m x 0.97m)

Radiator, pendant light, wood flooring and understairs cupboard for additional storage.

### Living Room 13'10" x 12'3" (4.22m x 3.73m)

Feature fireplace, wood flooring, radiator, pendant light, power points and double glazed window to front of property.

### Open Plan Kitchen Diner

#### Dining Area 10'7" x 9'7" (3.23m x 2.92m)

Wood flooring, radiator, pendant light, power points and double glazed French doors to patio and garden. Sea views.

#### Kitchen 9'8" x 8' (2.95m x 2.44m)

Plenty of base units, wall cupboards and work top area. Free standing gas cooker with electric double oven (included), extractor hood, ceramic sink with drainer, space for tall fridge freezer, power points, ceiling spotlights, plumbing for washing machine, slimline dish washer (included), wall mounted Vaillant Combi Boiler and double glazed window looking out to rear garden and sea views. Vinyl flooring.

### Stairs from Hallway to 1st Floor

#### Landing 6'10" x 6'7" (2.08m x 2.01m)

Wood flooring, double glazed window to side of property and hatch with ladder to spacious loft.

### Loft

Spacious loft offering plenty of storage space, boarded, insulated, lighting and ladder.

#### Bedroom 1 13'10" x 10'11" (4.22m x 3.33m)

Double glazed window with sea views across Hastings. Wood flooring, radiator, power points, pendant light and storage cupboard.

#### Bedroom 2 12'10" x 12'3" (3.91m x 3.73m)

Large double bedroom with wood flooring, radiator, power points, pendant light and double glazed window to front of property.

#### Bedroom 3 8'10" x 6'7" (2.69m x 2.01m)

Wood flooring, radiator, power points, pendant light and double glazed window to front of property.

#### Bathroom 7'6" x 5' (2.29m x 1.52m)

WC, bath with screen and shower over, basin with vanity unit, ladder style radiator, wall mounted bathroom cabinets x 2, pendant light and opaque double glazed window to side of property.

### Rear Garden

Fantastic rear garden approx 52' x 50' with sea views. Mature hedging, trees and plenty of lawn area with spacious private patio of approx 23' x 12'9". Side gate to front of property.

### Additional Information

Council Tax Band B

Council Tax £2,081.78 p.a.

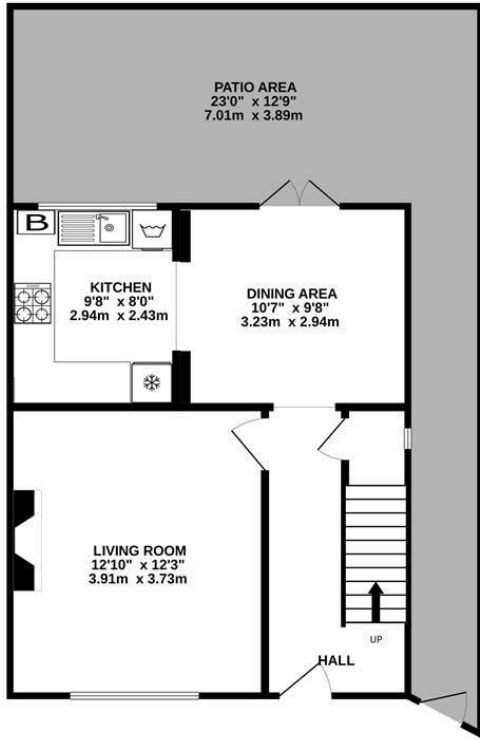
Energy Performance Rating - Awaiting Report

### Dimensions

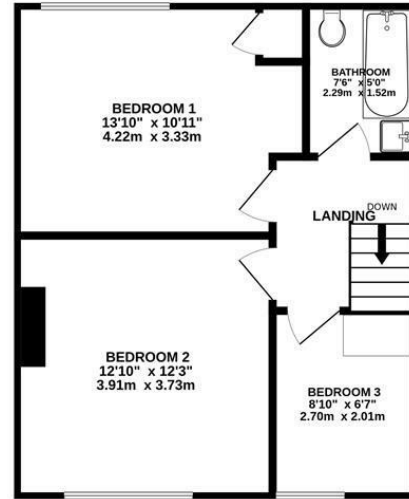
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan

**GROUND FLOOR**  
440 sq.ft. (40.8 sq.m.) approx.



**1ST FLOOR**  
444 sq.ft. (41.2 sq.m.) approx.

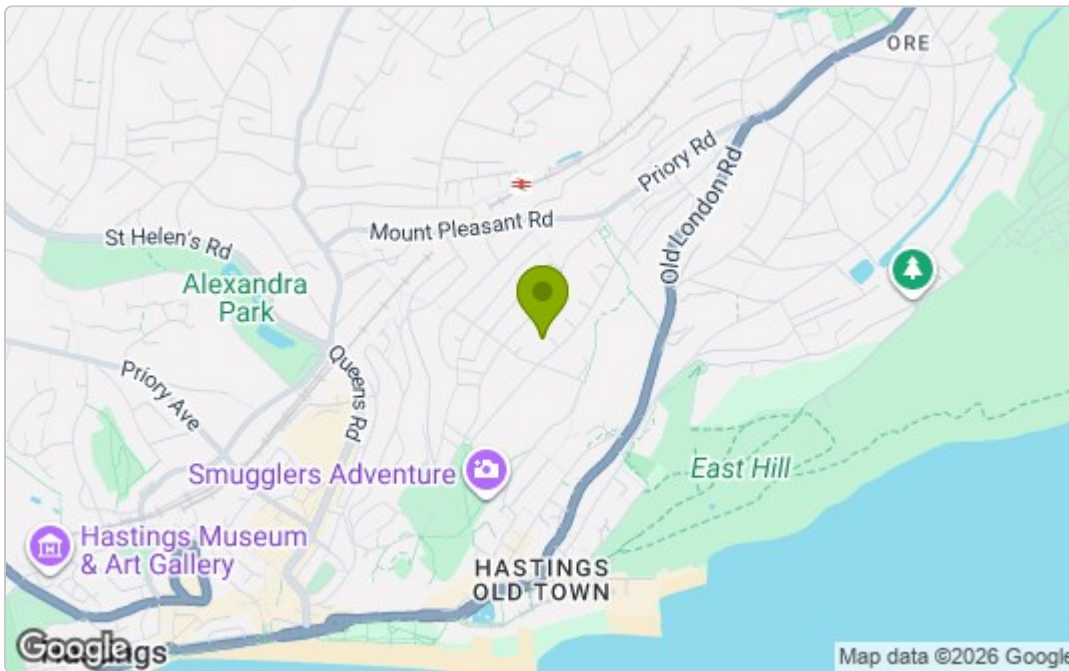


3 BEDROOM SEMI-DETACHED FAMILY HOME

TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.