



OAKFIELD



St. Thomas's Road, Hastings, TN34 3LQ

Price Guide £260,000



3



1



2



St. Thomas's Road, Hastings, TN34 3LQ

Price Guide - £260,000 - £270,000

A bright three-bedroom Victorian terraced house enviably positioned within walking distance of a local shop, the West Hill, Ore railway station, and Hastings town centre, with access to the beach and a second mainline railway station.

The accommodation is arranged with a bay-fronted living room to the front of the property, and a separate dining room at the rear. There is also a family bathroom on the ground floor.

Upstairs, the first floor houses three bedrooms, two of which are well-proportioned double rooms, along with an additional cloakroom, offering comfortable and versatile accommodation.

The enclosed rear garden has been designed for low maintenance, creating a private outdoor space with potential to enhance further.

Set in the sought-after West Hill location, this property would make a wonderful family home for someone looking to make their mark. Requiring renovation, it offers an exciting opportunity to update and personalise, make this lovely house your home.





Living Room

14'8" x 12'8" (4.47m x 3.86m)

Reception Room

11'11" x 10'3" (3.63m x 3.12m)

Kitchen

8'2" x 7'10" (2.49m x 2.39m)

Bedroom One

16'3" x 11'9" (4.95m x 3.58m)

Bedroom Two

11'11" x 10'4" (3.64m x 3.16m)

Bedroom Three

11'11" x 8'1" (3.64m x 2.47m)

Bathroom

8'2" x 3'7" (2.49m x 1.10m)

WC

Council Tax Band B - £1,986.55 Per Annum



Floor Plan

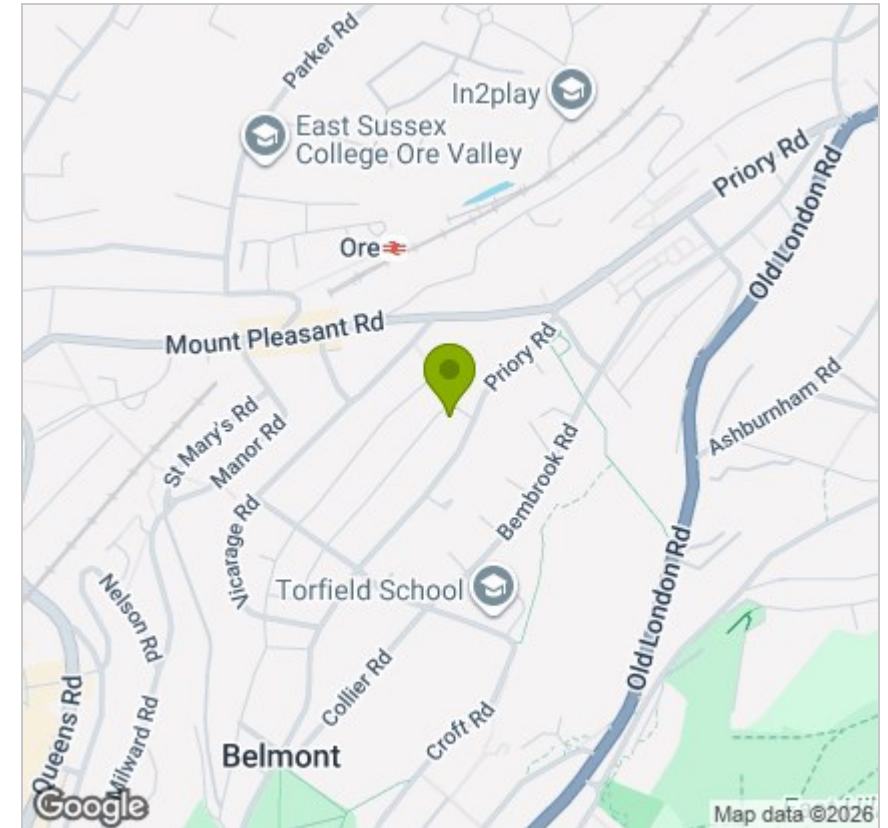


Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	