

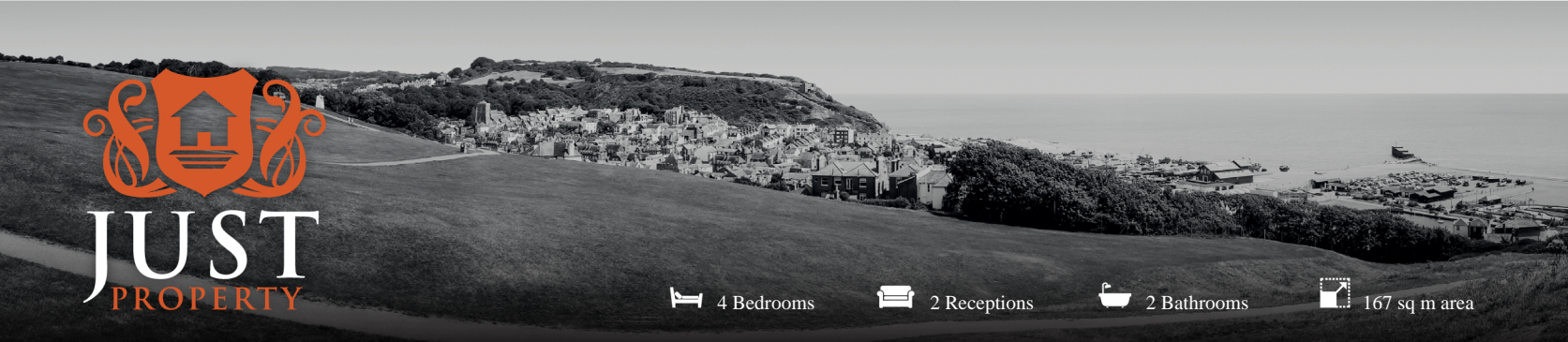
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
<p>England &amp; Wales 2009/11/EC</p> <p>Mid energy efficient - higher energy costs</p> <p>Current: <b>G</b> (129-154)</p> <p>Potential: <b>A</b> (35-52)</p>	<p>England &amp; Wales 2009/11/EC</p> <p>Mid energy efficient - higher energy costs</p> <p>Current: <b>55</b></p> <p>Potential: <b>67</b></p>



# FLOORPLANS

56 St Marys Terrace, Hastings, TN34 3LR

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4 Bedrooms    2 Receptions    2 Bathrooms    167 sq m area

Freehold

# £710,000

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Freehold  
£710,000

4 Bedrooms

2 Receptions

2 Bathrooms

167 sq m area



## PROPERTY DETAILS

An exceptional and immaculately presented four bedroom bay fronted Victorian terraced house, situated in one of the most sought after roads in Hastings known as the Artists Quarter and enjoying extensive panoramic views over Hastings directly towards the English Channel & coastline to Beachy Head. Also located within walking distance of Hastings historic Old Town, comprehensive facilities in Hastings Town Centre as well as mainline railway station connecting to London and the sea front.

The property has been recently refurbished to a high specification with the accommodation arranged over three floors to include a 30'10 x 14'6 bay fronted living room/diner, a feature rear glass breakfast area opening onto the rear courtyard and garden. There is also a downstairs cloakroom, a re-fitted kitchen with built-in appliances, a re-fitted family bathroom with a separate walk-in double shower cubicle, a first floor bay fronted master bedroom enjoying outstanding views and to the second floor there are two further bedrooms with an en-suite shower room to the front guest/bedroom three, again with elevated and breath-taking views.

The gardens have been landscaped and enclosed to provide the perfect alfresco seating area with a feature central fire pit and there is also the benefit of a double parking space opposite. The property has been carefully and proudly restored to provide an immaculate and stunning family home. Viewing is considered essential to appreciate the quality of finish and sought after location.



## ROOM DIMENSIONS

Entrance Lobby	Bedroom Two 13'5 x 12'6 (4.09m x 3.81m)	Double Parking Space
Entrance Hall	Bath/Shower Room 9'1 x 9'1 (2.77m x 2.77m)	
Downstairs Cloakroom	Second Floor Landing	
Living Room/Diner 30'10 x 14'6 (9.40m x 4.42m)	Bedroom Three 19'5 x 10'3 (5.92m x 3.12m)	
Kitchen 16'4 x 9'0 (4.98m x 2.74m)	En-suite Shower Room	
Breakfast Area 10'6 x 7'7 (3.20m x 2.31m)	Bedroom Four 12'6 x 9'3 (3.81m x 2.82m)	
First Floor Landing	Rear Courtyard	
Bedroom One 19'3 x 16'6 (5.87m x 5.03m)	Rear Garden	
	Outside Storage	

## FEATURES

- Victorian Terraced House
- West Hill Location
- Four Bedrooms
- Breath-Taking Views
- 30'10 Lounge/Diner
- Kitchen & Breakfast Area
- Re-fitted Bathroom
- En-suite Shower Room
- Enclosed Rear Garden
- Double Parking Space
- Viewing Essential

