



**PATRICK  
OLIVER**  
Estate Agents



2 Trinity Villas, Hastings, TN34 1LE  
Offers In The Region Of £335,000



## 2 Trinity Villas, Hastings, TN34 1LB

A stunning Victorian three bedroom terraced house, with large characterful sized rooms, and beautiful bay windows. Presented in excellent condition, whilst also with potential for adding one's own flair to the property.

Located in a tucked away sidewalk, on the fringe of Hastings and St Leonards on Sea, the location benefits from fresh sea air, quiet area, and just a short walk to the seafront.

Offered for sale, chain free, and freehold. Book your appointment today with the sole selling agent.

- Large Victorian House
  - Shared Communal Private Gardens
  - Three Bedrooms
  - Central Seaside Location
- Chain Free and Freehold
  - Large Reception Rooms
  - Modern Bathroom
- Freshly Decorated Facade
  - Galley Kitchen
  - Private Courtyard

### Local Area

Ideally located in the heart of Hastings, there is access to many shops and restaurants to suit all tastes, plus a nearby cinema. The Pier, White Rock Theatre and St Leonards, are to the west, while in the other direction, it's just a gentle stroll away from the picturesque historic old town with its famous beach-launched fishing fleet, iconic black net huts and The Jerwood Centre, home to a collection of 20th and 21st century art and exhibitions showcasing the best of modern and contemporary British art.

### The House

Beautifully presented three bedroom family home.

Freshly decorated facade and brand new Victorian impressive Front Door.

Large bright, open plan, family living area with private courtyard, and shared communal gardens.  
Great family living space on the first floor, with three good sized rooms, and a family bathroom.

### Additional Information

Double glazing, gas central heating, period

features, potential to add own interior design style. Permit parking. Easy access to road and rail transport.

Chain free, and freehold.

Ideal investment or home to live in. Magnificent character, and close to the seafront, and all local amenities.

93 m2 / 1001 sq ft

EPC - D

### Dimensions - Ground Floor

**Sitting Room 28'9" x 14'10" (8.77 x 4.53)**

**Kitchen 11'7" x 8'7" (3.54 x 2.62)**

### Dimensions - First Floor

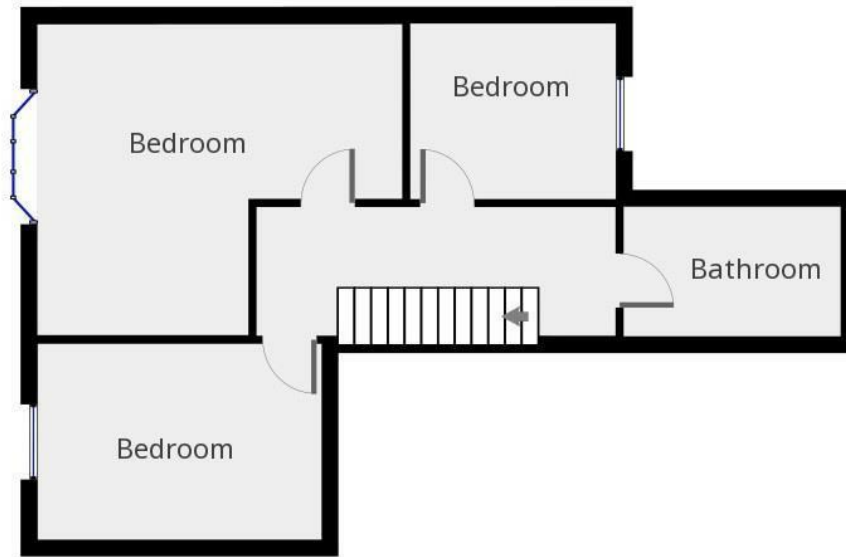
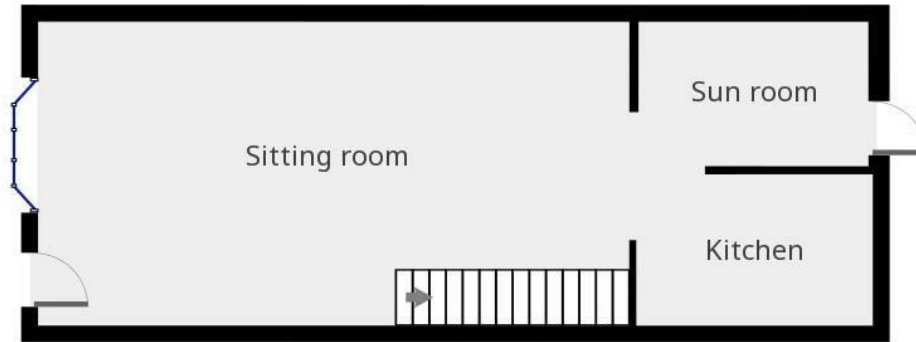
**Bedroom 1 10'5" x 8'7" (3.20 x 2.63)**

**Bedroom 2 9'11" x 8'2" (3.04 x 2.51)**

**Bedroom 3 17'10" x 14'11" (5.44 x 4.56)**

**Bedroom 4 14'0" x 9'10" (4.28 x 3.01)**





This floor plan is not to scale and is for illustrative purposes only.



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	

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

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St Leonards on Sea

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St Leonards on Sea

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**PRS** Property Redress Scheme



