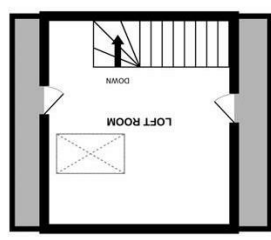
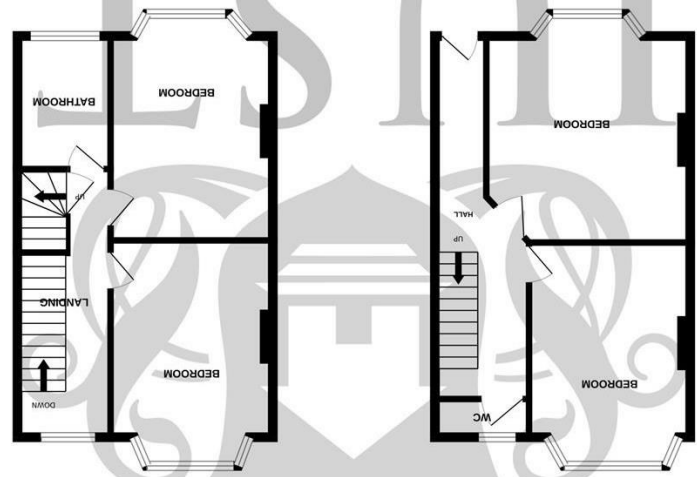


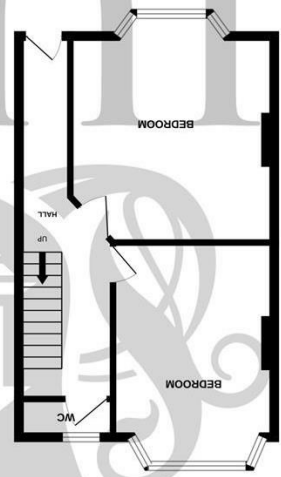
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Current	59
Potential	73



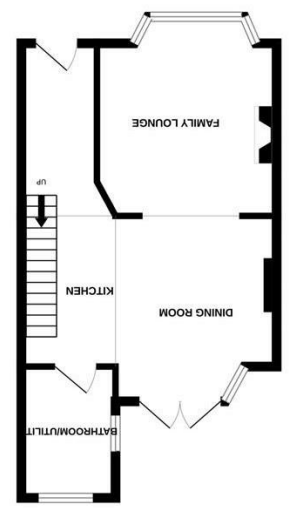
THIRD FLOOR



FIRST FLOOR



HALL FLOOR



GROUND FLOOR

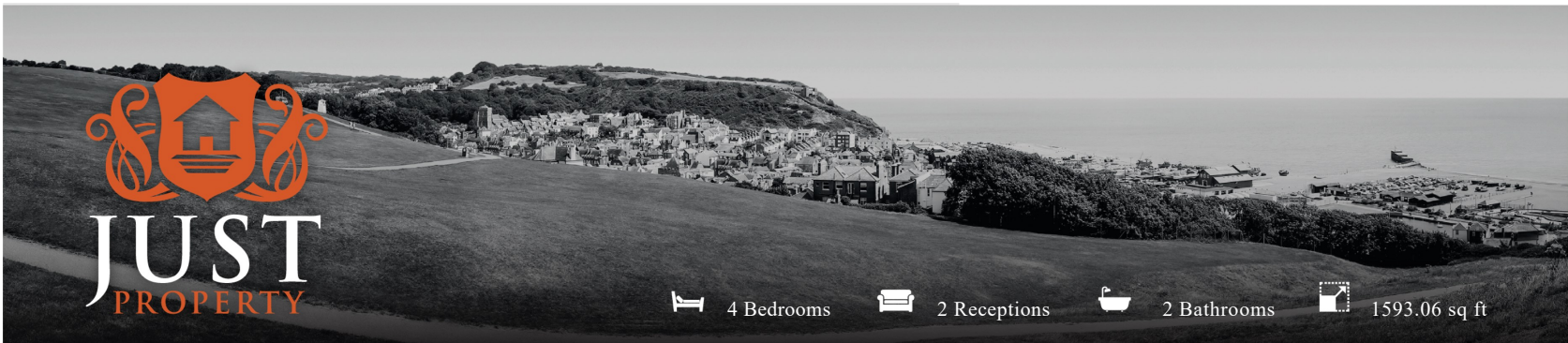
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# FLOORPLANS

43 St. Thomas's Road, Hastings, TN34 3LG

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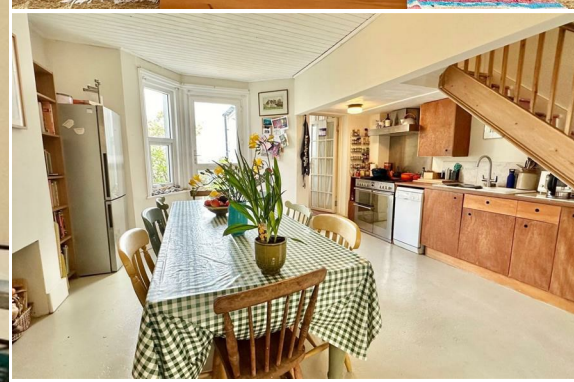


4 Bedrooms   2 Receptions   2 Bathrooms   1593.06 sq ft

43 St. Thomas's Road, Hastings, TN34 3LG

Freehold

# £425,000





Freehold

£425,000

4 Bedrooms 2 Receptions 2 Bathrooms 1593.06 sq ft

## PROPERTY DETAILS

Welcome to St. Thomass Road, Hastings - a charming terraced house located in the sought-after West Hill area. This delightful property boasts a generous 1,593 sq ft of living space spread across four storeys, offering ample room for comfortable living.

With four well-proportioned bedrooms and two bathrooms, this home provides plenty of space for a growing family or those in need of extra room.

One of the highlights of this property is its many original features, adding character and charm to the interiors. From ornate cornices to elegant fireplaces, each detail tells a story of the home's history. There is open living on the garden floor to include kitchen, dining and family lounge, as well as a separate family living space.

Step outside to the terraced rear garden, a tranquil oasis where you can unwind amidst the beauty of nature. Whether you enjoy gardening or simply soaking up the sun, this outdoor space is sure to be a favourite spot for all.

Located in the desirable West Hill neighbourhood, this property offers not just a beautiful home, but also a fantastic community to be a part of. With its convenient location, you'll have easy access to local amenities, schools, transport links and of course the fantastic historic Old Town of Hastings and the beaches & promenade.

Don't miss the opportunity to make this house your home, where modern comforts blend seamlessly with historic charm. Contact us today on 01424 444100 to arrange a viewing of St. Thomass Road for yourself.



## ROOM DIMENSIONS

### GROUND FLOOR

Front Door

Entrance Hallway

Bedroom  
13'7" x 12'3" (4.15 x 3.75)

Bedroom  
14'11" x 10'1" (4.57 x 3.09)

W.C

Stairs Up To Landing

### FIRST FLOOR

Bedroom  
12'2" x 9'11" (3.72 x 3.03)

Bedroom  
13'5" x 10'3" (4.11 x 3.14)

Bathroom  
7'7" x 5'4" (2.32 x 1.64)

Staircase Up To

### SECOND FLOOR

Loft Room  
15'5" x 12'4" (4.70 x 3.76)

Eaves Storage

Stairs Down To

### GARDEN LEVEL

Front Entrance Steps

Additional Separate Entrance

Open Plan Kitchen / Dinner  
14'9" x 14'9" (4.51 x 4.51)

Family Lounge  
13'5" x 12'4" (4.11 x 3.76)

Utility / Bathroom  
11'0" x 6'4" (3.37 x 1.95)

### OUTSIDE

Terrace

Terraced Rear Garden

Wooden Storage Shed

## FEATURES

- Fantastic West Hill Position
- Four Bedrooms
- Useful Loft Room with Eaves Storage
- Open Plan Kitchen / Dining Area
- Two Bathrooms
- Many Original Features Retained
- Utility Space
- Wonderful Panoramic Views
- Terrace and Rear Garden
- Close To Hastings Old Town

