



120 Elphinstone Road, Hastings, TN34 2BN

A THREE BEDROOM, TWO RECEPTION ROOM SEMI DETACHED FAMILY HOUSE, SITUATED IN THE FAVOURED BLACKLANDS AREA OF HASTINGS CLOSE TO LOCAL BUS SERVICES, PRIMARY & ACADEMY SCHOOLS AS WELL AS ALEXANDRA PARK AND THE TOWN CENTRE WITH ITS VARIOUS SHOPPING & LEISURE FACILITIES, SEA FRONT AND MAINLINE RAILWAY STATION.

The property provides accommodation to include a spacious hallway with galleried landing, a downstairs cloakroom/w.c., a bay fronted living room with feature fireplace, a separate dining room with French doors overlooking the rear gardens and a fitted kitchen with built-in appliances. To the first floor there are two double bedrooms and an 8'5 x 8'0 third bedroom as well as a contemporary bathroom/w.c.

Outside, there is a 30ft front garden and an 80ft (96ft max) rear garden which leads down to the studio/office. The double garage has a personal door into the rear garden and there is also a double width driveway to the rear accessed from Elphinstone Avenue providing off road parking. Further benefits include gas fired central heating, upvc double glazing and the property is to be sold CHAIN FREE. Early viewing is considered essential to appreciate this lovely family home.

Price £349,950

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- Semi Detached Family House
- Favoured Blacklands Area
- Modern Family Bathroom
- To Be Sold CHAIN FREE
- Three Bedroom, Two Reception Rooms
- Downstairs Cloakroom/W.C
- 80ft Rear Garden
- Parking & Double Garage
- Kitchen with Built-in Appliances
- Garden Studio/Office

Covered Entrance

Entrance Hall

14'9 x 8'0 max (4.50m x 2.44m max)

Downstairs Cloakroom/W.C

Living Room

13'4 into bay x 11'5 (4.06m into bay x 3.48m)

Dining Room

12'4 x 11'5 (3.76m x 3.48m)

Kitchen

9'10 x 7'10 (3.00m x 2.39m)

First Floor Galleried Landing

Bedroom One

13'9 x 11'5 (4.19m x 3.48m)

Bedroom Two

12'6 x 11'5 (3.81m x 3.48m)

Bedroom Three

8'5 x 8'0 (2.57m x 2.44m)

Family Bathroom/W.C

5'10 x 5'0 (1.78m x 1.52m)

Outside

Front Garden

30'0 (9.14m)

Rear Garden

80'0 (24.38m)

Garden Room/Studio

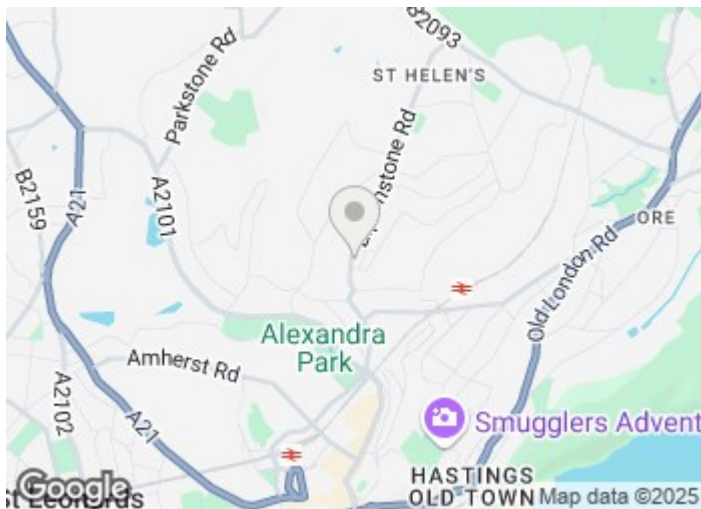
11'4 x 8'0 (3.45m x 2.44m)

Driveway To Rear

16'0 x 21'0 (4.88m x 6.40m)

Double Garage

15'10 x 15'0 (4.83m x 4.57m)





Floor Plan



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	85
(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		