



## 264 Harold Road, Hastings, TN35 5NG

A THREE BEDROOM BAY FRONTED VICTORIAN TOWNHOUSE SITUATED IN THE FAVOURED CLIVE VALE AREA OF HASTINGS AND CLOSE TO LOCAL AMENITIES, BUS SERVICES, LOCAL SCHOOLS, THE EAST HILL & HASTINGS COUNTRY PARK.

The property provides versatile accommodation arranged over three floors to include a bay fronted living room with feature open fireplace, a 14'3 x 13'0 kitchen/breakfast room with built-in appliances and an adjoining dining/family room which could also be used as an office for those working from home. To the first floor there are two double bedrooms, each with twin windows and views from bedroom two looking out towards the East Hill. At entrance hall level, there is a third bedroom which again could be used as a study and a contemporary shower room/w.c. Outside, there is parking to the front for one vehicle and the 47ft rear garden has a raised patio area with a pathway down to the garden timber shed and there are also flower & shrub beds, all enclosed by timber fencing.

Further benefits include gas fired central heating and double glazing. Viewing is encouraged with Sole agent Charles & Co. to appreciate the layout of the property, the flexibility of use and this sought after Hastings location just north of the historic Old Town & seafront.

Guide price £325,000

## 264 Harold Road, Hastings, TN35 5NG



- Three Bedroom Family House
- Living Room with Fireplace
- Modern Shower Room/W.C
- 47ft Enclosed Rear Garden
- Victorian Three Storey
- 14'3 x 13 Kitchen/Breakfast Room
- Bedroom Three/Study
- Favoured Clive Vale Area
- Separate Family/Dining Room
- Off Road Parking to Front

### Entrance Lobby

### Entrance Hall

### Living Room

11'7 x 11'0 (3.53m x 3.35m)

### Bedroom Three/Study

8'1 x 7'7 (2.46m x 2.31m)

### Shower Room/W.C

7'5 x 6'0 (2.26m x 1.83m)

### First Floor Landing

### Bedroom One

14'3 x 11'1 (4.34m x 3.38m)

### Bedroom Two

14'3 x 10'2 (4.34m x 3.10m)

### Garden Level

### Kitchen/Breakfast Room

14'3 x 13'0 (4.34m x 3.96m)

### Family/Dining Room

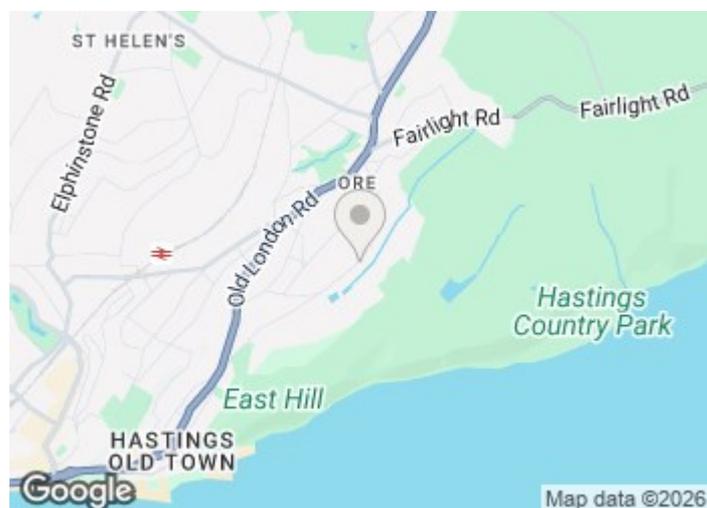
14'3 x 12'10 max (4.34m x 3.91m max)

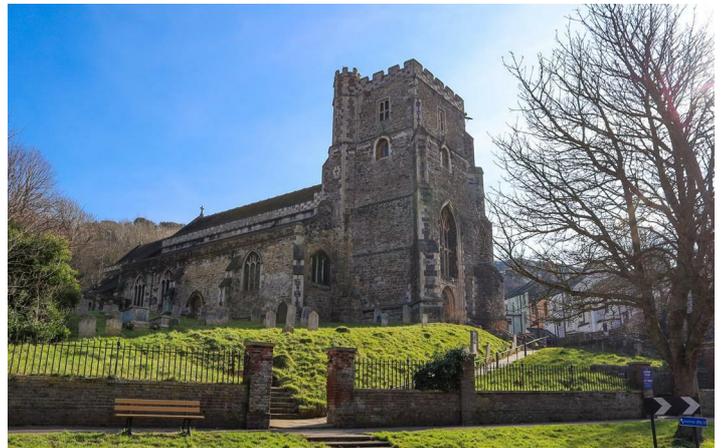
### Outside

### Front

### Rear Garden

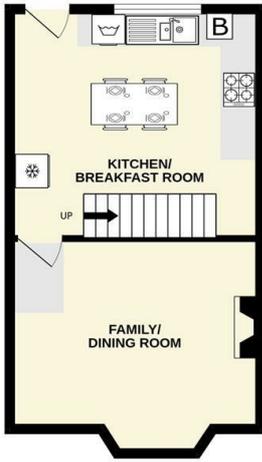
47'0 (14.33m)



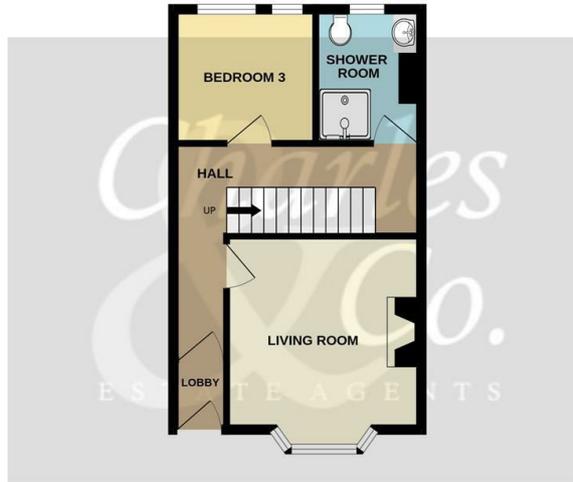


# Floor Plan

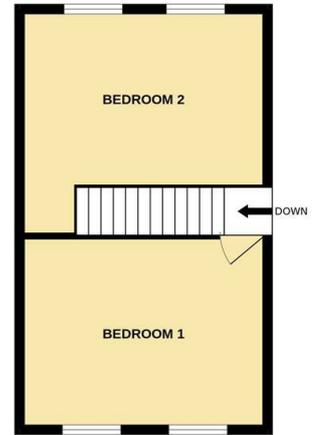
GARDEN LEVEL  
342 sq.ft. (31.8 sq.m.) approx.



GROUND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.9 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
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	