

26 Cornwallis Street, Hastings, TN34 1SS

A WELL PRESENTED AND ATTRACTIVE FOUR BEDROOM, TWO BATHROOM BAY FRONTED VICTORIAN TOWNHOUSE, IDEALLY SITUATED CENTRALLY IN HASTINGS WITHIN IMMEDIATE WALKING DISTANCE OF HASTINGS TOWN CENTRE WITH ITS SHOPPING & LEISURE FACILITIES, ALEXANDRA PARK, THE HISTORIC OLD TOWN, SEAFRONT AND MAINLINE RAILWAY STATION CONNECTING TO LONDON.

The property provides versatile accommodation, arranged over three floors to include a 14'2 x 10'5 lounge which leads into the 14'2 x 10'7 kitchen/breakfast room which has built-in appliances and there is also a separate utility room. To the entrance hall floor there are two bedrooms with bedroom three/living room being bay fronted and there is a contemporary shower room/w.c. with a walk-in double shower enclosure. There are two further bedrooms to the top (first) floor, with the main bedroom having built-in double wardrobes and an en-suite shower room/w.c. Outside, there is a small enclosed courtyard to the side and there are separate external steps leading down to the lounge and kitchen.

Further benefits include gas fired central heating, double glazing, new carpets & redecoration and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with sole agents, Charles & Co.

Price £299,950

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- Bay Fronted Victorian House
- Close to Trains & Seafront
- Kitchen with Built-in Appliances
- To Be Sold CHAIN FREE
- Four Bedrooms Two Bathrooms
- Accommodation Over Three Floors
- 14'2 x 10'5 Adjoining Lounge
- Walking Distance to Town Centre
- Immaculately Presented Throughout
- Small Rear Courtyard

Entrance Hall

Living Room/Bedroom Three

11'4 x 12'11 into bay (3.45m x 3.94m into bay)

Bedroom Four

10'9 x 8'11 (3.28m x 2.72m)

Shower Room/W.C

5'11 x 5'4 (1.80m x 1.63m)

Lower Ground Floor

Lounge

14'2 x 10'5 (4.32m x 3.18m)

Kitchen/Breakfast Room

14'2 x 10'7 (4.32m x 3.23m)

Outer Lobby

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

Utility/Boiler Room

Top (First) Floor

Half Landing

First Floor Landing

Bedroom One

11'8 x 12'11 into bay (3.56m x 3.94m into bay)

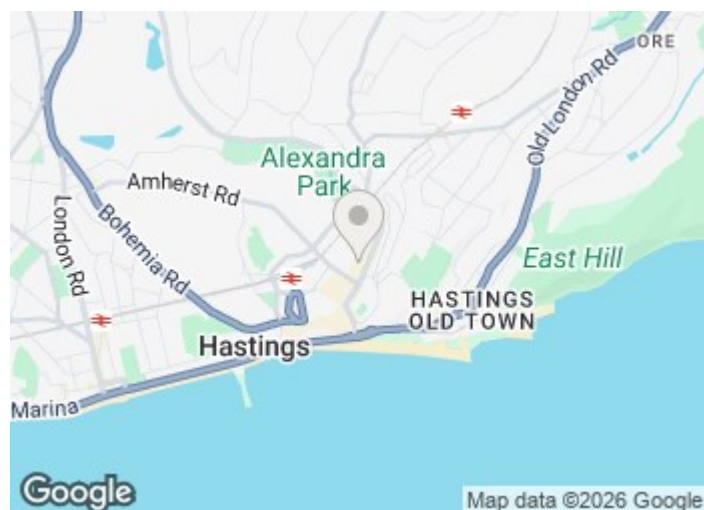
En Suite Shower Room/W.C

Bedroom Two

10'9 x 8'11 (3.28m x 2.72m)

Outside

Courtyard





Floor Plan



TOTAL FLOOR AREA: 1030 sq ft (95.5 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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			86
(69-80) C		69	
(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	