



## 149 Old London Road, Hastings, TN35 5LU

A THREE BEDROOM, TWO RECEPTION ROOM BAY FRONTED SEMI DETACHED FAMILY HOUSE, IDEALLY SITUATED WITHIN WALKING DISTANCE OF LOCAL SCHOOLS, HASTINGS HISTORIC OLD TOWN AS WELL AS HASTINGS SEAFRONT WITH LOCAL BUS SERVICES ON OLD LONDON ROAD CONNECTING TO SURROUNDING LOCATIONS.

The property provides accommodation to include a bay fronted living room with a separate dining room, a kitchen which could be opened up into the dining room (subject to necessary consents) and to the first floor there are two double bedrooms with bedroom one being bay fronted and a third single bedroom or home office. There is also a family bathroom/w.c and outside there is a block paved parking space to the front and the property also has a 100ft lawned rear garden enjoying elevated views to the rear looking out towards the East Hill.

Further benefits include gas fired central heating, double glazing and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with the owners Sole agent, Charles & Co.

Price £279,950

# 149 Old London Road, Hastings, TN35 5LU



- Semi Detached Family House
- Three Bedrooms, Two Receptions
- Close to Hastings Old Town
- Bay Fronted Living Room
- Kitchen & Dining Room
- Family Bathroom/W.C
- Parking Space to Front
- 100ft Lawned Rear Garden
- Close to Schools & Beach
- To Be Sold CHAIN FREE

## Covered Entrance Lobby

## Entrance Hall

## Living Room

13'4 into bay x 11'4 (4.06m into bay x 3.45m)

## Dining Room

11'10 x 11'8 (3.61m x 3.56m)

## Kitchen

7'10 x 6'5 (2.39m x 1.96m)

## First Floor Landing

## Bedroom One

14'0 into bay x 11'9 (4.27m into bay x 3.58m)

## Bedroom Two

11'10 x 11'8 (3.61m x 3.56m)

## Bedroom Three

7'10 x 6'0 (2.39m x 1.83m)

## Family Bathroom/W.C

6'3 x 6'0 (1.91m x 1.83m)

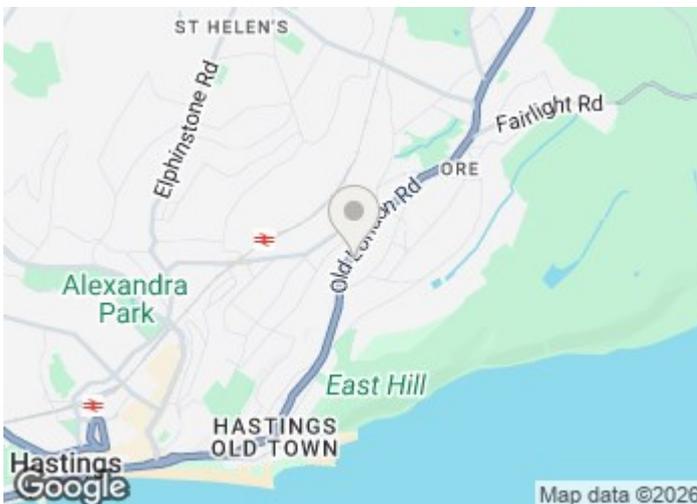
## Outside

## Front

## Parking Space

## Rear Garden

100'0 (30.48m)





# Floor Plan

GROUND FLOOR  
413 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	