



## 3 St. Thomass Road, Hastings, TN34 3LG

AN IMPRESSIVE THREE BEDROOM BAY FRONTED VICTORIAN TOWNHOUSE SITUATED ON THE POPULAR WEST HILL IN HASTINGS WITHIN IMMEDIATE WALKING DISTANCE OF THE WEST HILL ITSELF, LOCAL AMENITIES, SCHOOLS AND BUS SERVICES ON PRIORY ROAD. HASTINGS OLD TOWN AND TOWN CENTRE ARE WITHIN ONE MILE WITH ITS SEAFRONT, PROMENADE AND MAINLINE RAILWAY STATION CONNECTING TO LONDON.

The property provides versatile accommodation arranged over four floors to include a 26'3 x 14'1 bay fronted living room/diner with oak flooring & wood burning stove, a 14'1 x 13'1 bespoke Neptune kitchen/breakfast room with built-in appliances and French doors leading to and overlooking the rear courtyard garden. To the first floor there is a 14'1 x 13'10 bay fronted bedroom with feature fireplace and a spacious family bathroom with contemporary suite and walk-in double shower cubicle. To the second floor there are two further bedrooms with bedroom two having a feature fireplace and fitted wardrobe cupboards.

Outside, there is a paved rear courtyard garden measuring 28ft with a rear access pathway and further benefits include gas fired central heating, double glazing to the rear elevation and original sash windows to the front retaining the characterful façade. Viewing is encouraged with Sole agents, Charles & Co. and the property is to be sold CHAIN FREE.

**Offers over £340,000**

## 3 St. Thomass Road, Hastings, TN34 3LG



- Bay Fronted Victorian House
- Favoured West Hill Location
- Close to Local Amenities & West Hill
- Accommodation Over Four Floors
- Three Bedrooms, One Reception
- Impressive 26'3 x 14'1 Living Room
- Bespoke Kitchen/Breakfast Room
- 12'0 x 8'5 Family Bath/Shower Room
- 28ft Rear Courtyard Garden
- To Be Sold CHAIN FREE

### Entrance Lobby

### Living Room/Diner

26'3 x 14'1 max (8.00m x 4.29m max)

### Inner Hall

### Cloakroom/W.C

### Garden Level

### Kitchen/Breakfast Room

14'1 x 13'1 max (4.29m x 3.99m max)

### First Floor Landing

### Bedroom One

14'1 x 13'10 (4.29m x 4.22m)

### Family Bath/Shower Room

12'0 x 8'5 (3.66m x 2.57m)

### Second Floor Landing

### Bedroom Two

14'1 x 11'4 (4.29m x 3.45m)

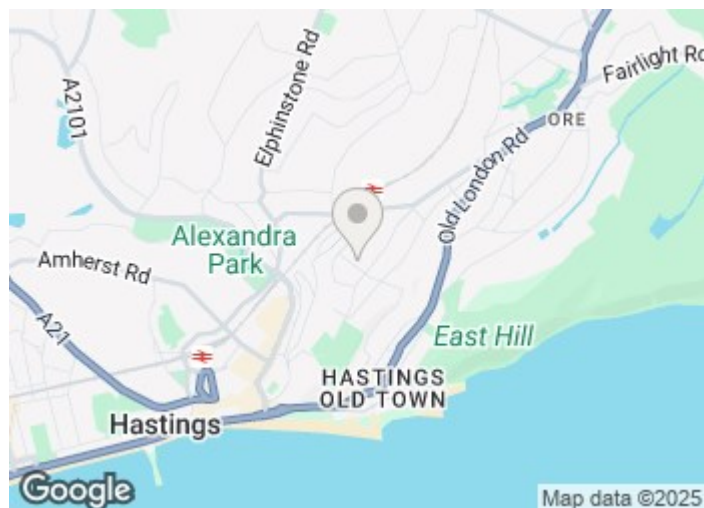
### Bedroom Three

12'4 x 8'9 (3.76m x 2.67m)

### Outside

### Rear Courtyard Garden

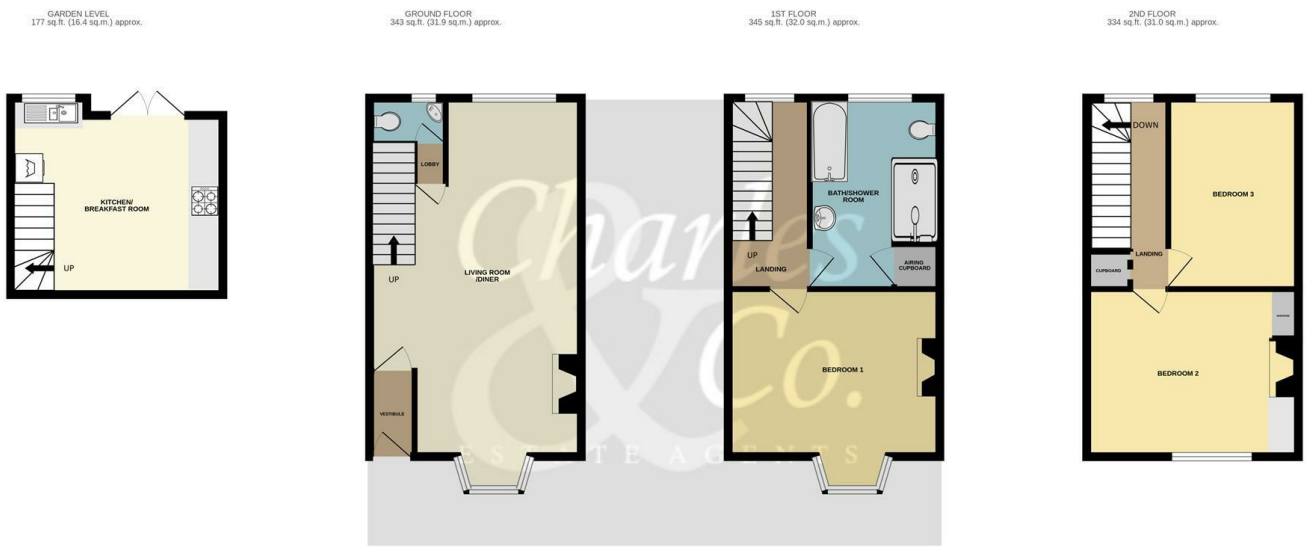
28'0 (8.53m)







Floor Plan



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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		85
(69-80) C	70	
(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