



**Pine Avenue
Hastings, East Sussex TN34 3PP**

£425,000 Freehold

**Wyatt
Hughes**
Residential Sales

Pine Avenue, Hastings, East Sussex TN34 3PP

This spacious three/four-bedroom detached house on Pine Avenue presents an exciting opportunity to create a dream home. Offering a solid foundation with ample space both inside and out, the property is ready for your personal touch.

While interiors await some modernisation, the house boasts a generous layout and remaining original features throughout with four bedrooms providing flexibility for families or those seeking a home office. The home has had much major works completed inside and the conversion of a garage into a dining area. The home externally benefits from a front garden, parking for multiple cars and red quarry tiles to make the home stand out from the crowd.

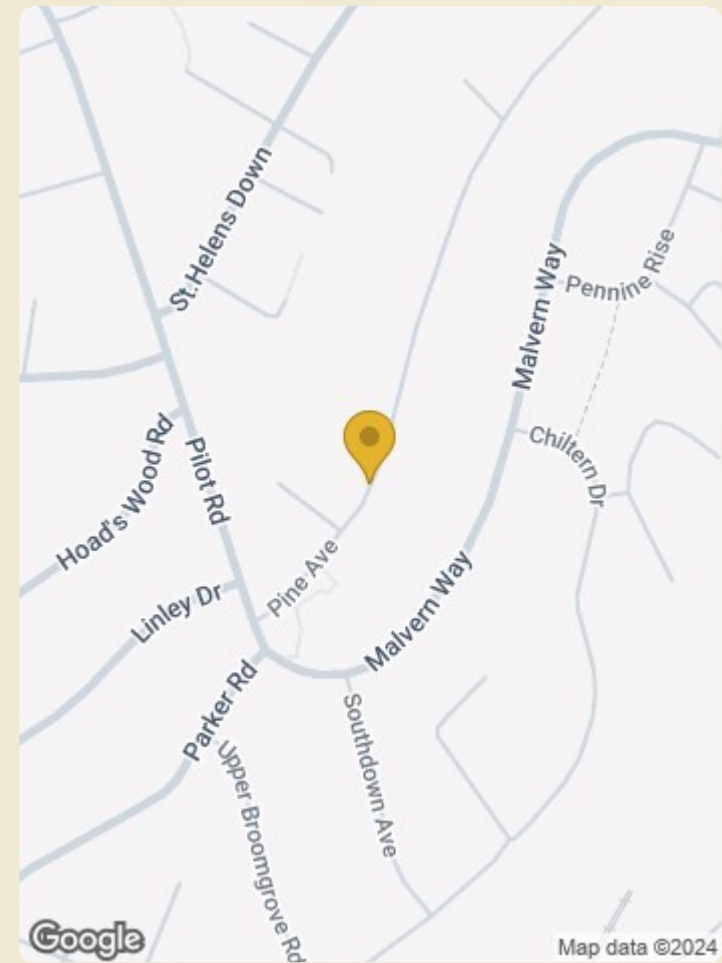
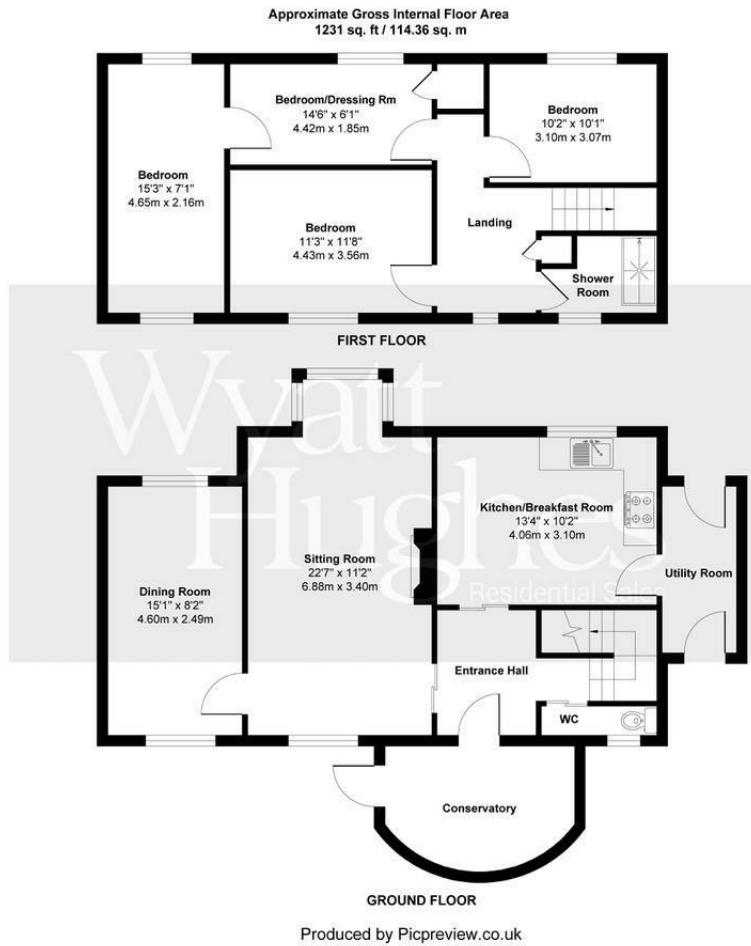
The rear garden is a delightful space, perfect for relaxation or entertaining, while off-street parking to the front is a practical addition with the added bonus of entering from the tarmacked front drive off Pilot Road.

Located on the desirable Pine Avenue, this property benefits from a peaceful residential setting while still being within easy reach of Hastings' amenities.

With a little imagination and investment, this house can be transformed into a stunning family home.

- EPC E
- Council Tax D
- Double Glazed Part Brick Conservatory
- Unadopted Quiet Road
- Stunning Rear Views
- Situated on a Substantial Plot
- 3/4 Bedroom Detached 1950s House
- Off Road Parking For Multiple Cars
- Beautiful Established Front and Rear Gardens
- Requires Some Refurbishment





Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 52, Potential 77

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

