



Pine Avenue
Hastings, East Sussex TN34 3PP
Guide price £400,000 Freehold

Wyatt
Hughes
Residential Sales

Pine Avenue, Hastings, East Sussex TN34 3PP

*** OFFERS IN THE REGION OF £400,000- £425,000 ***

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.

The house boasts a generous layout and retains some original features including red quarry tiles to the kitchen and entrance hallway, making the home stand out from the crowd. The three/four bedrooms provide flexibility for families, or those seeking a home office, with plenty of scope for extending or internal alterations to the layout, subject to necessary consents.

Gas fired central heating is installed, with the addition of a multi-fuel log burning stove for those cosy nights in.

The home externally, benefits from a generous front garden and parking for multiple cars. Although Pine Avenue is an unadopted road, the property benefits from tarmacked access from Pilot Road.

The rear garden is a delightful space, perfect for relaxation or entertaining, and comes complete with a covered BBQ area for that alfresco dining experience.

Located on the desirable Pine Avenue, this property benefits from a peaceful residential setting while still being within easy reach of Hastings' amenities and a short distance to bus and train routes, with a direct line to London.

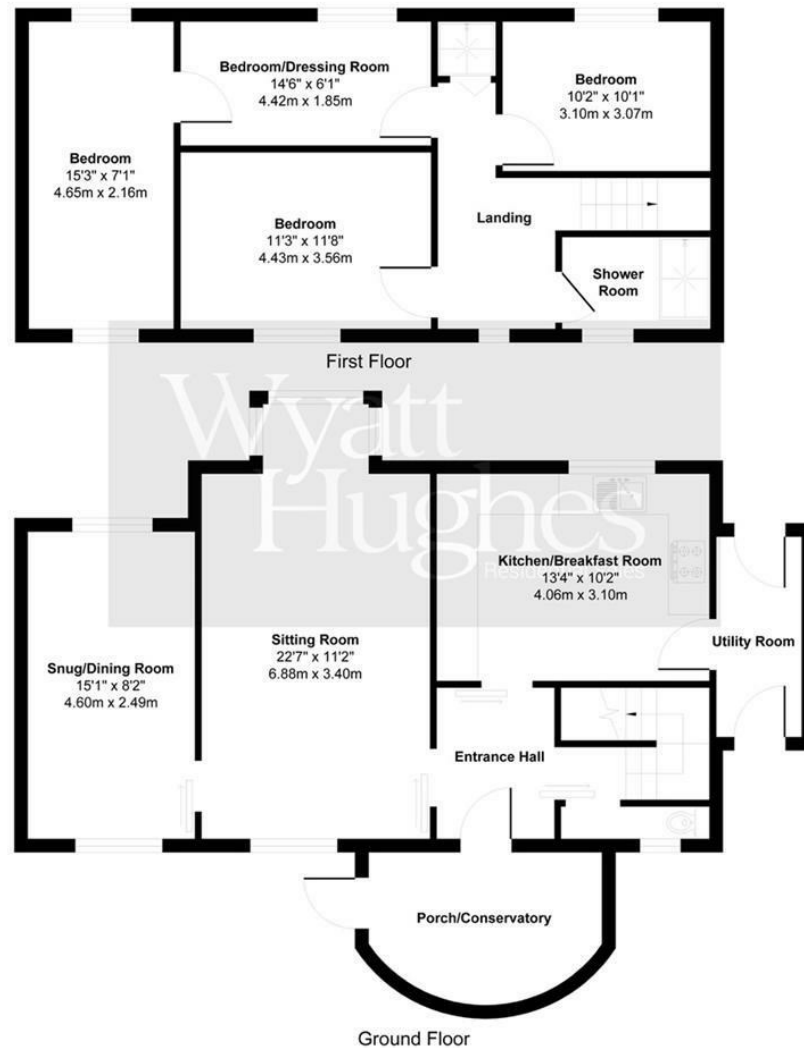
****VENDOR SUITED****

- EPC E
- Council Tax D
- Double Glazed Part Brick Front Porch/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
- Separate upstairs shower room

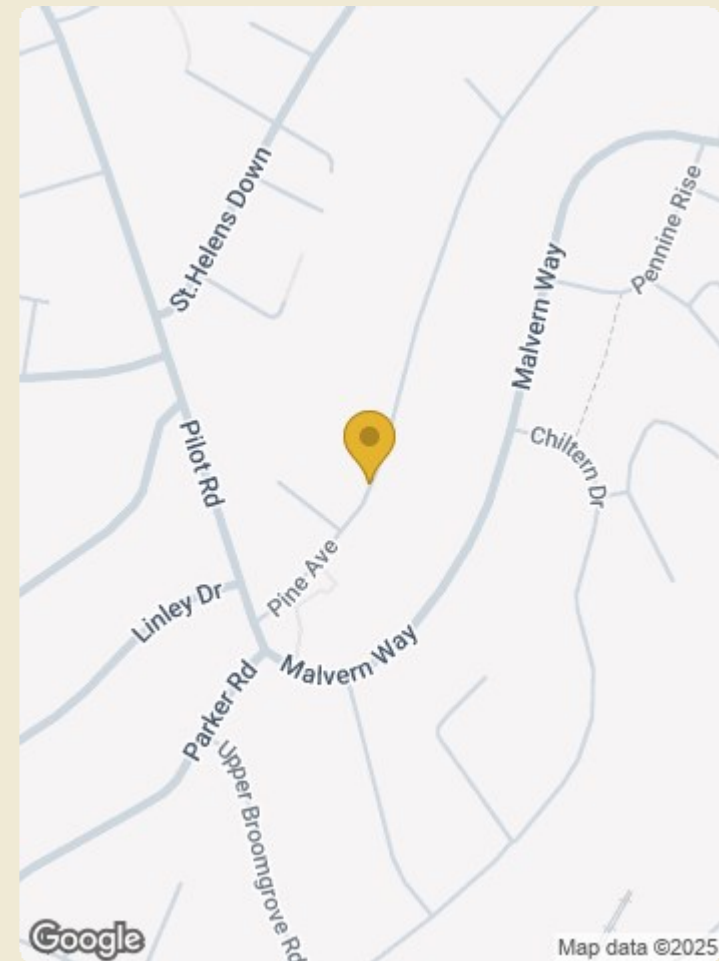


Pine Av

Approximate Gross Internal Floor Area
1231 sq. ft / 114.36 sq. m



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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.

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