



King Edward Avenue
Hastings, TN34 2NQ

Offers over £350,000 Freehold

Wyatt
Hughes
Residential Sales

King Edward Avenue, Hastings, TN34 2NQ

Nestled in the sought-after location of King Edward Avenue, Hastings, this charming semi-detached house offers a delightful blend of space and comfort, making it an ideal family home. Boasting four well-proportioned bedrooms and two bathrooms, this property is designed to accommodate the needs of modern living.

The ground floor features a generous extension that includes two versatile rooms, perfect for use as an annexe or a dedicated workspace for those who work from home. The spacious kitchen diner is perfect for family gatherings, while the large living room provides a welcoming area for relaxation and entertainment. The vendor has cherished many happy years in this home, and it is evident that it has been lovingly maintained.

Additionally, the property benefits from a large loft that presents exciting potential for conversion, subject to the necessary consents. Outside, you will find a driveway offering off-road parking for several vehicles, along with a single garage for added convenience. The private gardens provide a tranquil space for outdoor enjoyment.

Situated in a popular residential area, this home is conveniently located within walking distance of local shops, amenities, and excellent schools. Alexandra Park, a beautiful green space, is also nearby, perfect for leisurely strolls or family outings. This property truly represents a wonderful opportunity for those seeking a spacious and versatile home in a vibrant community.

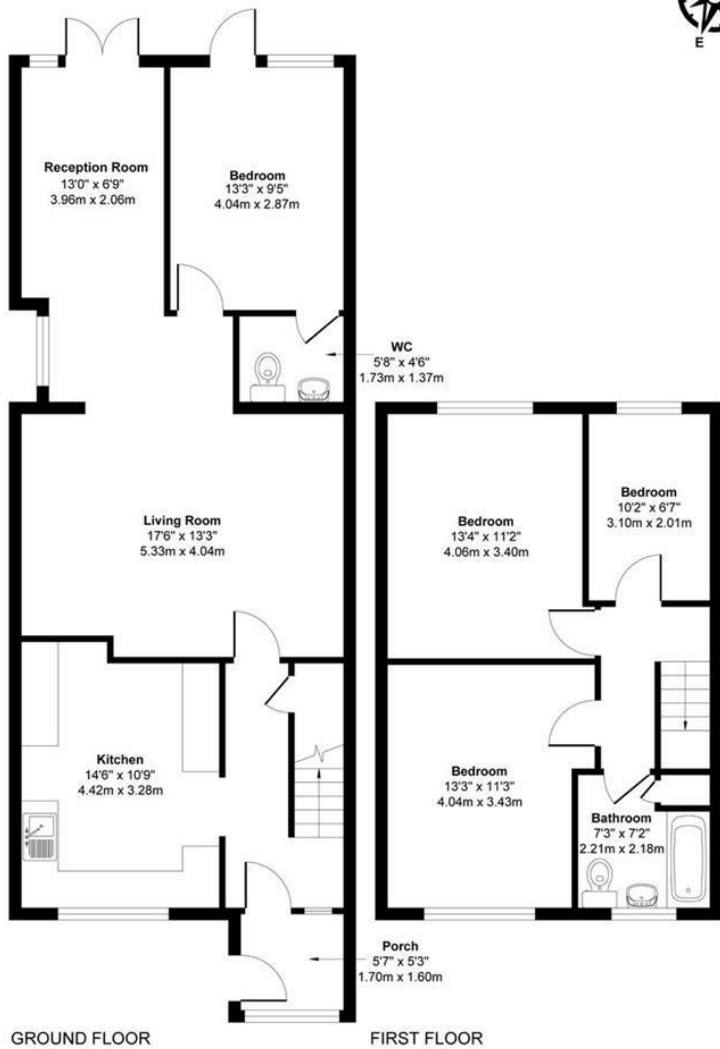


- EPC rating E
- Large ground floor extension ideal for use as possible annexe
- Large loft space with potential for conversion subject to any required consents
- 1295 sq ft
- Tax band D
- Driveway and single garage
- Kitchen/dining room and seperate living room
- Four bedroom semi detached house
- Private gardens
- Vendor suited

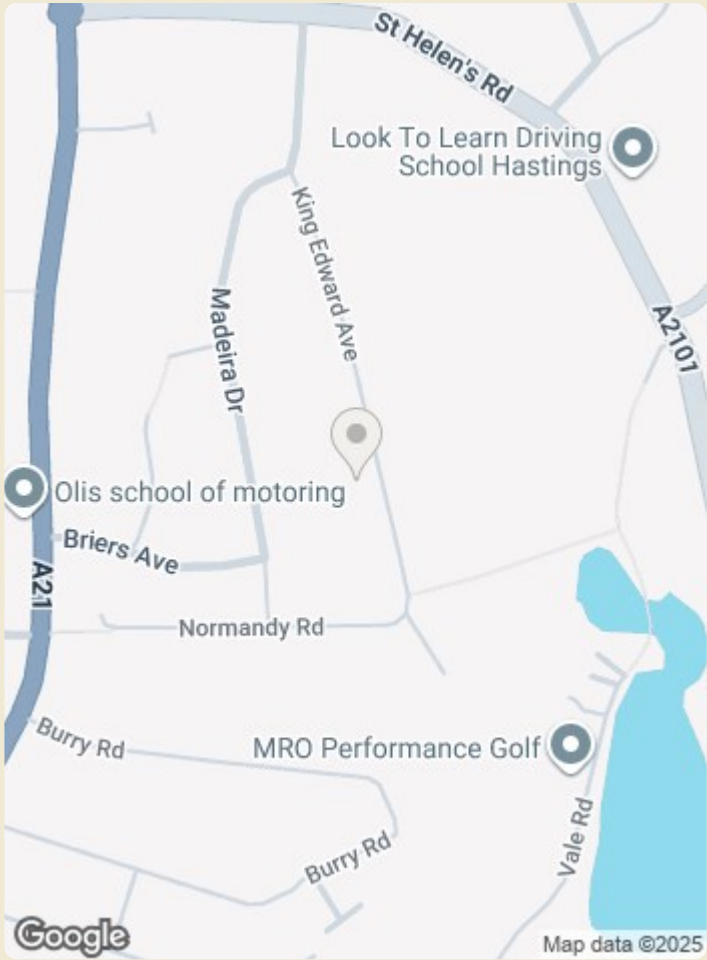


King Edward Avenue

Approximate Gross Internal Floor Area
1295 sq. ft / 120.30 sq. m



Produced By Picpreview.co.uk Ltd.



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	EU Directive 2002/91/EC		England & Wales	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.

