



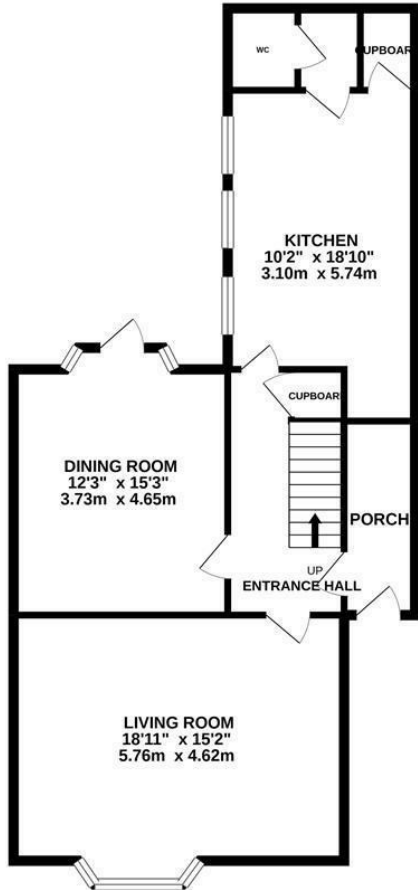
## Clive Avenue, Hastings TN35 5LN

Offers in excess of £450,000

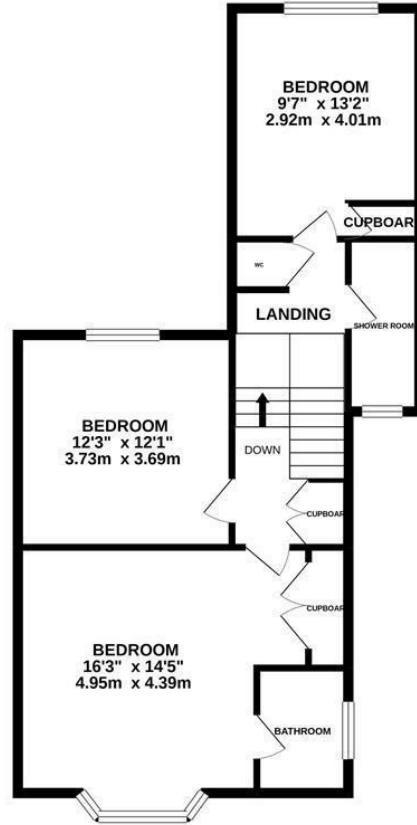


Beautifully presented three bedroom DETACHED HOUSE set in a favoured CLIVE VALE LOCATION, just a short stroll from the shopping facilities at Ore Village, Hastings historic Old Town and the sea front. The accommodation here enjoys a WEALTH OF ORIGINAL FEATURES and is arranged as a BAY FRONTED LIVING ROOM where there is a FEATURE FIREPLACE encased in EXPOSED BRICKWORK and a separate dining room with double doors leading out to the garden. The EAT-IN KITCHEN sits at the rear of the property offering AMPLE STORAGE SPACE and access out to the rear garden. There is also a handy DOWNSTAIRS CLOAKROOM. The first floor houses THREE DOUBLE BEDROOMS together with a MODERN SHOWER ROOM. The main bedroom also benefits from a front aspect and a STYLISH EN-SUITE where there is a bath with shower and screen over. The rear garden has been designed for LOW MAINTENANCE and offers a large area of decking off of the dining room making this the perfect space to entertain on DINE ALFRESCO followed by an expanse of patio and raised lawn. Set in a SOUGHT AFTER LOCATION, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

**GROUND FLOOR**  
822 sq.ft. (76.4 sq.m.) approx.



**1ST FLOOR**  
719 sq.ft. (66.8 sq.m.) approx.



**TOTAL FLOOR AREA: 1541 sq.ft. (143.2 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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