



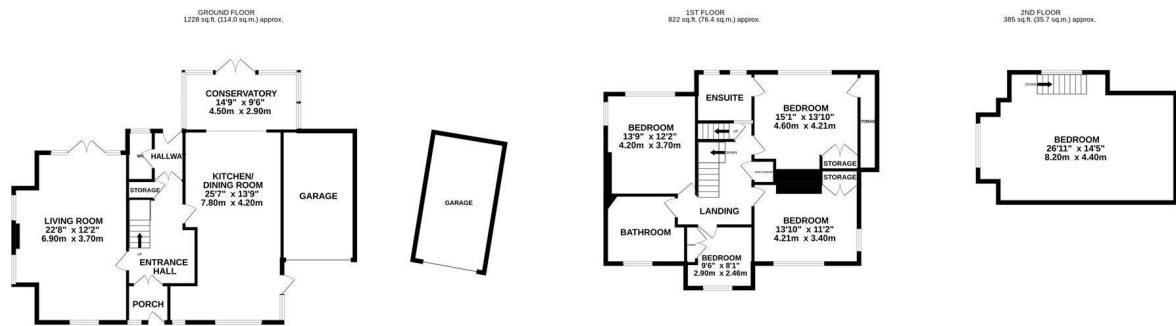
## Amherst Gardens, Hastings TN34 1TU

Offers in excess of £800,000



A rarely available 1930's five bedroom DETACHED FAMILY HOME set in a quiet and desirable one-way crescent. Amherst Gardens wraps around Amherst Lawn tennis club and is enviably positioned within easy walking distance of local shops, Alexandra Park, the beach and Hastings Town centre where there are shopping and leisure facilities along with a mainline railway station offering connections to London.

The property is approached via a GATED DRIVEWAY where the versatile accommodation enjoys a wealth of original features, you enter into a WELCOMING ENTRANCE HALL with original wooden panelling and stairs leading to a galleried landing on the first floor. The living room features an original Art Deco brick fireplace which has been fitted with a WOOD BURNING STOVE and enjoys a TRIPLE ASPECT with double patio doors leading out to the rear garden. The IMPRESSIVE KITCHEN AND DINING



TOTAL FLOOR AREA : 2435 sq.ft. (226.2 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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