



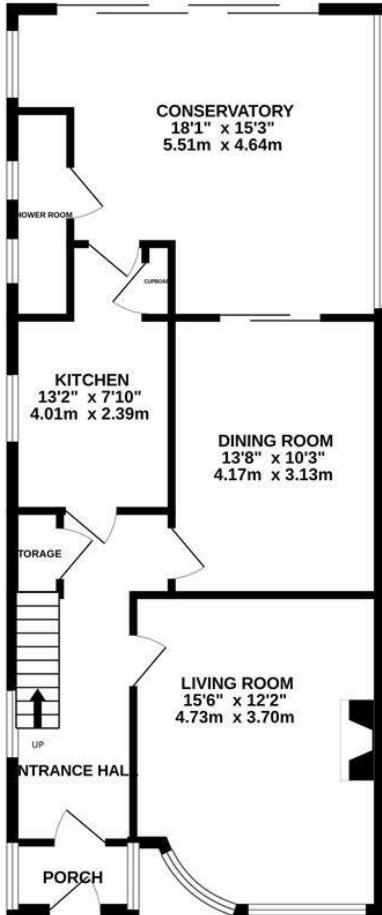
## Lyndhurst Avenue, Hastings TN34 2BD

Offers in excess of £450,000

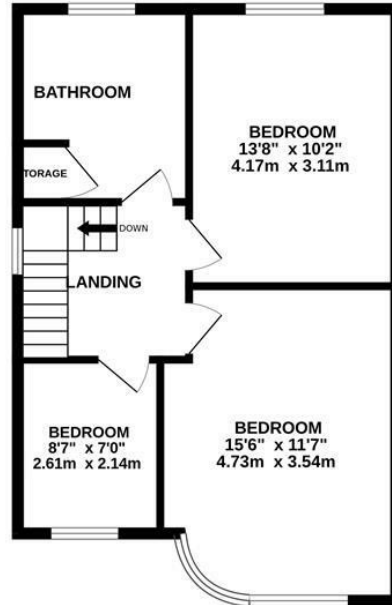


A well presented three bedroom SEMI-DETACHED FAMILY HOME with OFF ROAD PARKING positioned in a QUIET CUL-DE-SAC within a sought after Blacklands location, just a short walk from Alexandra Park and both primary and secondary schools. The accommodation here offers a VERSATILE LAYOUT and is arranged as a BRIGHT LIVING ROOM which enjoys a front aspect while the DINING ROOM sits at the rear of the property leading through to the SPACIOUS CONSERVATORY which benefits from SLIDING DOORS giving access out to the garden. The SEPARATE KITCHEN is fitted with contemporary units which offer ample storage and worktop space, there is also a SHOWER ROOM on this floor. The first floor houses three bedroom, two of which are generous double rooms which provide BUILT-IN STORAGE, together with a FAMILY BATHROOM where there is a bath with shower and screen over. The 150ft rear garden is a particular feature here, it offers an area of patio off of the conservatory providing the perfect spot to DINE AL-FRESCO, followed by two tiers of lawn bordered by mature shrubs and trees while to the front of the property there is a DRIVEWAY providing off road parking for one vehicle. Being sold with NO ONWARD CHAIN this fantastic property would make the perfect family home and is not to be missed.

GROUND FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1303 sq.ft. (121.1 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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