



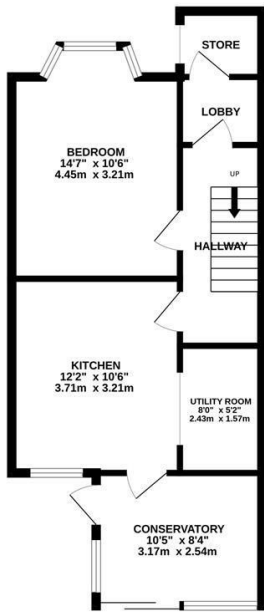
## Edwin Road, Hastings TN35 5JT

Offers in excess of £395,000

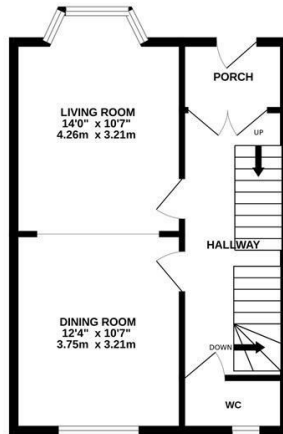


A beautifully presented four bedroom END OF TERRACE VICTORIAN HOME situated in a sought after Clive Vale location with OFF ROAD PARKING and a generous rear garden. It is enviably placed just a short stroll from the hub of Hastings Old Town, woodland walks at Hastings Country Park and close by to good nurseries, primary and secondary schools making this the perfect home for family life. Spanning THREE SPACIOUS STOREYS the accommodation here offers a VERSATILE LAYOUT with the OPEN PLAN LIVING SPACE positioned on the ground floor which enjoys a bright DUAL ASPECT and a feature fireplace. There is also a newly fitted DOWNSTAIRS CLOAKROOM on this floor. The MODERN FITTED KITCHEN sits on the lower floor where there is a UTILITY ROOM and a SUN ROOM giving access out to the rear garden. This floor also benefits from an ADDITIONAL ENTRANCE and store. The further three bedrooms are housed on the first floor together with a family bathroom. The rear garden is a particular feature here, it's arranged over three tiers with various seating areas leading down to an EXPANSE OF LAWN, while at the front of the property there is a DRIVEWAY providing off road parking for one vehicle. Positioned in a FAVOURED LOCATION this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

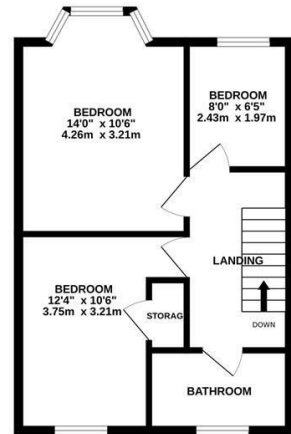
LOWER GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 1354 sq.ft. (125.8 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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