



## Pine Avenue, Hastings TN34 3PR

Offers in excess of £380,000



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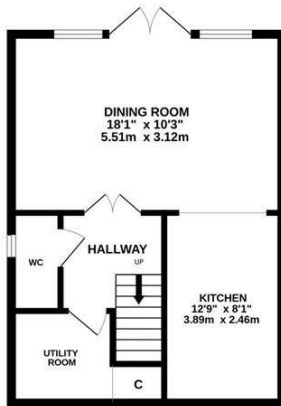


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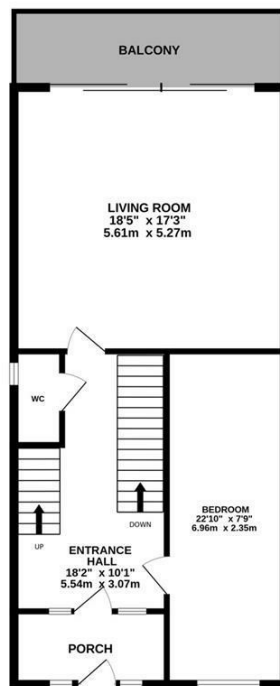


A deceptively spacious five bedroom DETACHED FAMILY HOUSE situated within a small close off of Pine Avenue which is an unadopted private road. Located on the Northern outskirts of Hastings it's enviably positioned within walking distance of a local shop, good bus routes and nearby Schools. The ACCOMMODATION HERE SPANS THREE STOREYS offering a versatile layout and generous proportions, you enter on the ground floor which is arranged as a bright living room with sliding doors which lead out to a BALCONY with FAR REACHING VIEWS. There is also a downstairs cloakroom and large double bedroom on this floor. On the lower floor there is an IMPRESSIVE DINING ROOM which is open to the kitchen creating a family friendly space with double doors opening to the level rear garden. There is also a second cloakroom and SEPARATE UTILITY ROOM. The upper floor houses four well proportioned bedrooms together with a family bathroom where there is a bath with a shower over. The principal bedroom also benefits from an EN-SUITE SHOWER ROOM. Externally the rear garden enjoys a large area of patio with an expanse of lawn beyond and a second patio. There is useful side access, an outdoor tap and OFF ROAD PARKING at the front of the property. Located in a PRIVATE SETTING this fantastic family home is not to be missed.

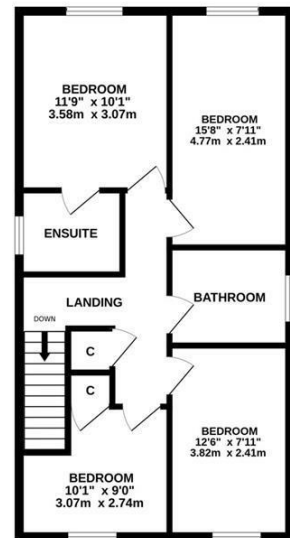
GARDEN LEVEL  
428 sq.ft. (39.8 sq.m.) approx.



GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1731 sq.ft. (160.8 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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