



Shining Cliff, Hastings TN34 2GT

Offers in excess of £625,000



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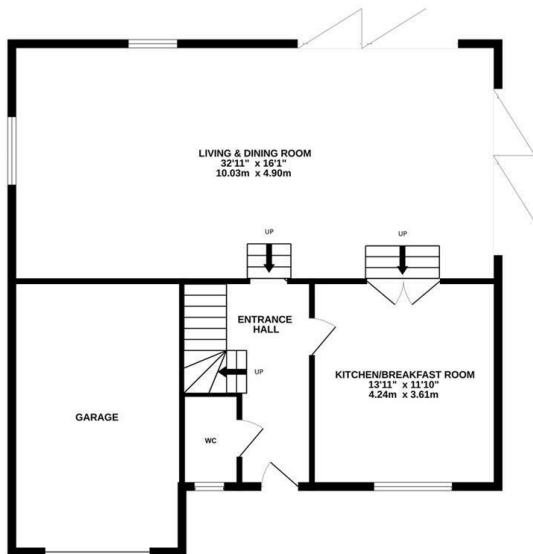


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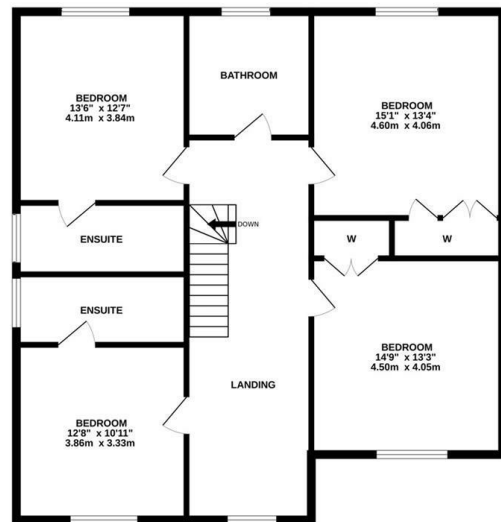


A modern four bedroom, three bathroom DETACHED FAMILY HOME situated within an EXCLUSIVE CUL-DE-SAC in a sought after Blacklands location, adjoining St. Helens Woods. Constructed in 2020 the accommodation here is PRESENTED TO AN EXCELLENT STANDARD throughout offering luxury fittings and fixtures. You enter into a welcoming entrance hall with a downstairs cloakroom, this in turn leads to the STYLISH KITCHEN/BREAKFAST ROOM which benefits from ample storage, integrated appliances and space for a breakfast table. The living and dining room spans the rear of the property enjoying a TRIPLE ASPECT and two sets of bi-folding doors opening to the rear garden. On the first floor there are four well proportioned double bedrooms together with a family bathroom where there is a bath and separate shower enclosure. Two of the bedrooms benefit from MODERN EN-SUITE SHOWER ROOMS and the other two bedrooms feature BUILT-IN WARDROBES. There is a large landing with a window which could provide the perfect space for a HOME OFFICE OR READING NOOK. Externally the rear garden is extremely private and has been landscaped to provide multiple seating areas with a generous expanse of lawn beyond while at the front of the house there is a driveway providing off road parking for three vehicles and giving access to the GARAGE.

GROUND FLOOR
1037 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA : 2112 sq.ft. (196.2 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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