



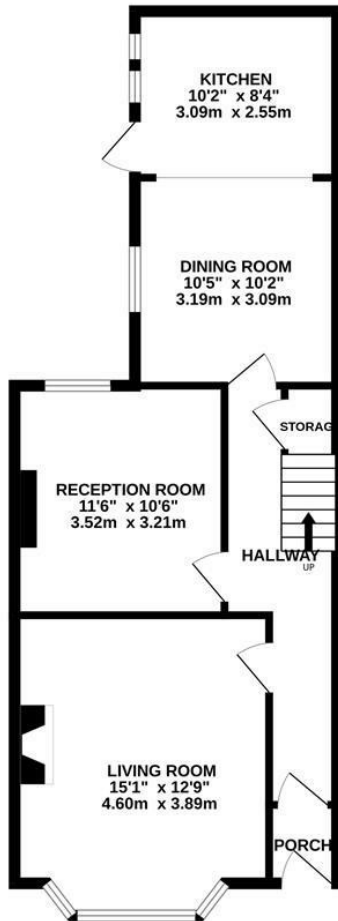
Edmund Road, Hastings TN35 5LE

Offers in excess of £425,000

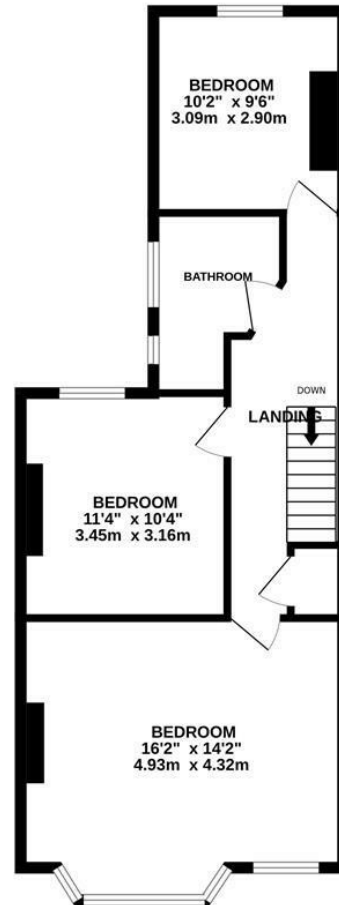


A beautifully presented three bedroom END OF TERRACE VICTORIAN HOUSE located in a sought after CLIVE VALE SETTING. It's enviably positioned just a short walk from popular schools, Hastings Country Park, local shops at Ore Village, Hastings Old Town and the beach. The accommodation here offers a VERSATILE LAYOUT, perfectly suited for family life. The ground floor is arranged as a BAY FRONTED LIVING ROOM which enjoys a feature fireplace while the OPEN PLAN KITCHEN AND DINING ROOM is positioned at the rear of the property offering ample storage, worktop space and access to the rear garden. There is also a SECOND RECEPTION ROOM on this floor which could be used as a fourth bedroom if needed. The first floor houses THREE DOUBLE BEDROOMS, together with a STYLISH FAMILY BATHROOM. The principal bedroom enjoys a large bay window framing FAR REACHING SEA VIEWS. The rear garden is a particular feature here, it is tiered to offer a range of seating areas perfect for entertaining or DINING AL-FRESCO leading to a handy SUMMERHOUSE at the rear. Set in a SOUGHT AFTER LOCATION, this fantastic property would make the PERFECT FAMILY HOME and is not one to be missed.

GROUND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.2 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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