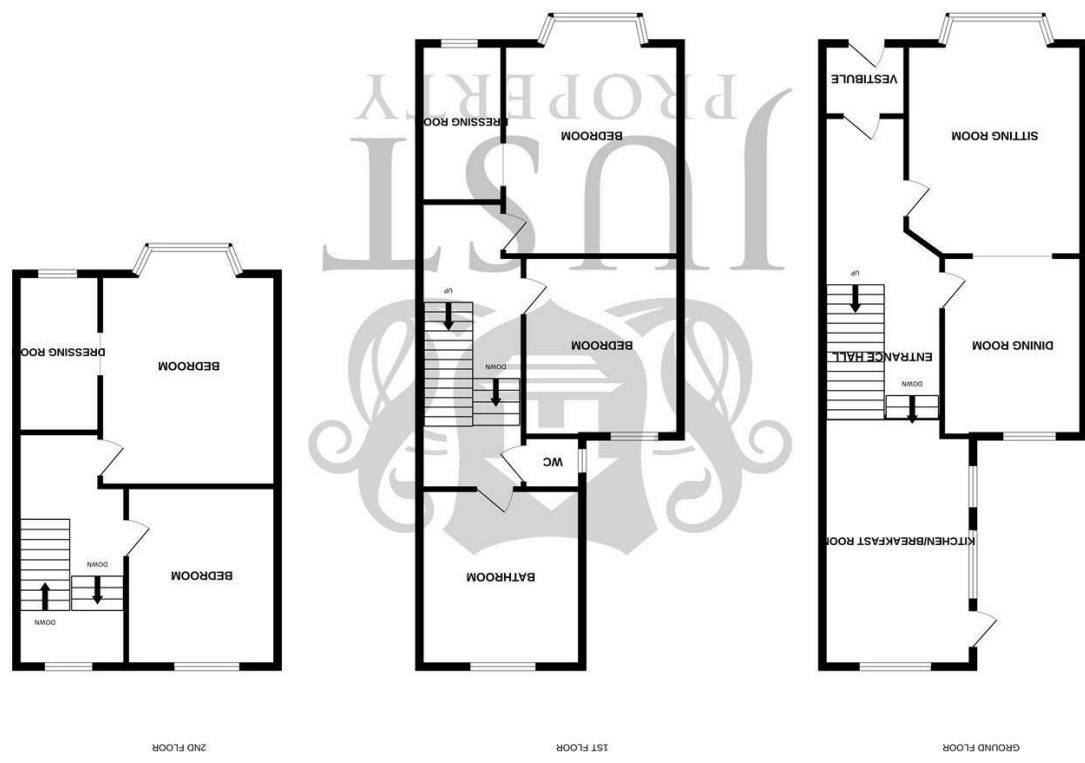


England & Wales	
EU Directive 2002/91/EC	
Potential	Current
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	Not energy efficient - higher running costs
71	85



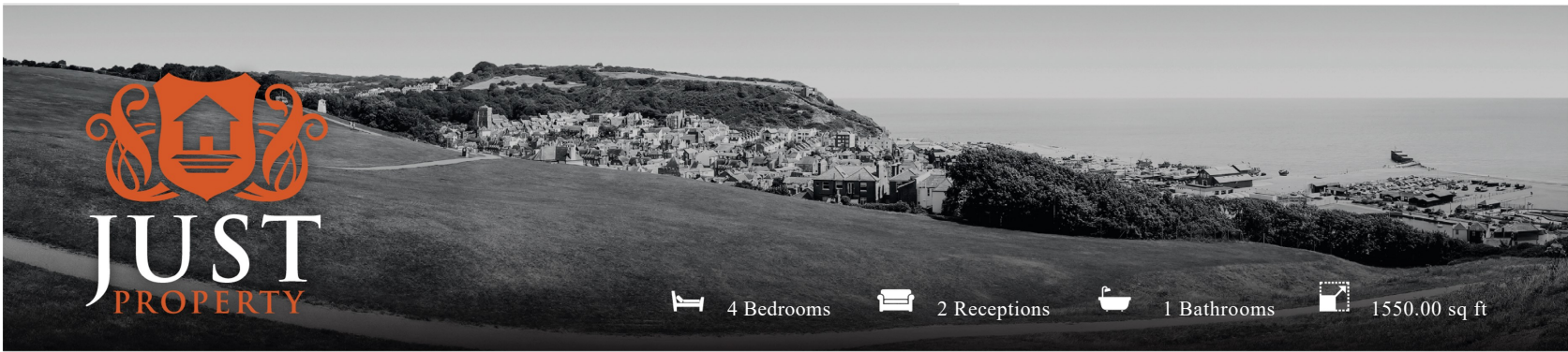
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other area are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix 6/2023



FLOORPLANS

19 Clarence Road, St. Leonards-On-Sea, TN37 6SD

www.justproperty.net



4 Bedrooms 2 Receptions 1 Bathrooms 1550.00 sq ft

19 Clarence Road, St. Leonards-On-Sea, TN37 6SD

Freehold

£410,000





Freehold

£410,000

4 Bedrooms

2 Receptions

1 Bathrooms

1550.00 sq ft

PROPERTY DETAILS

A substantial Victorian terraced house situated in this sought after location next to the stunning Alexandra Park with its array of walks, lake and café. The property has been beautifully maintained over the years and would make a fabulous new home for any new owner. From this wonderful location in addition to the park you have a number of shops within walking distance, the many amenities of Hastings town centre including mainline railway station and seafront are also within easy reach.

The property is arranged over three floors with spacious and beautifully proportioned accommodation throughout and also boasts four double bedrooms, two with dressing rooms, bay fronted sitting room, dining room, kitchen breakfast room, family bathroom/WC, a separate WC, an entrance hall and vestibule. The house additionally benefits from numerous fireplaces, period features and gas central heating with double glazing.

To the outside there is an attractive and easy to manage sunny aspect private rear garden.

Clarence Road offers a fabulous living space with the opportunity to create a home to suit your needs therefore viewing is highly recommended by Just Property the sole agent please contact us for further information and to arrange access.



ROOM DIMENSIONS

Entrance Hall

Sitting Room

15'1" into bay x 12'2" (4.61 into bay x 3.72)

Dining Room

12'4" x 10'3" (3.77 x 3.13)

Kitchen/Breakfast Room

Bedroom

15'1" into bay x 11'4" (4.62 into bay x 3.47)

Dressing Room

Bedroom

12'3" x 10'5" (3.75 x 3.18)

Family Bathroom/wc

Separate WC

Bedroom

14'10" into bay x 11'3" (4.53 into bay x 3.43)

Dressing Room

8'2" x 4'3" (2.51 x 1.31)

Bedroom

12'5" x 10'4" (3.80 x 3.16)

Outside

Rear Garden

FEATURES

- Substantial Victorian House
- Mid Terrace
- Four Double Bedrooms
- Two Bedrooms with Dressing Rooms
- Well Maintained
- Next to the Stunning Alexandra Park
- Gas Central Heating
- Sunny Aspect Rear Garden
- Two Reception Rooms
- Easy Reach of Amenities

