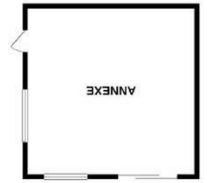
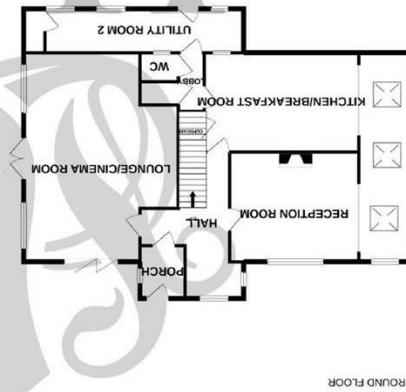
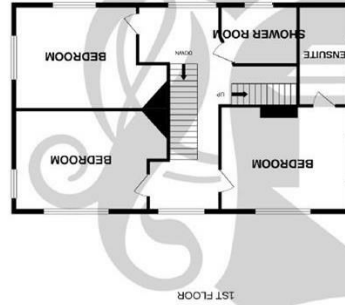
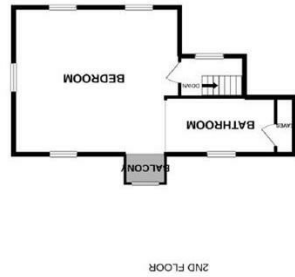


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (11-20)
	F (21-30)
	E (39-54)
	D (55-69)
	C (69-80)
	B (81-91)
Very energy efficient - lower running costs	A (92 plus)
Current	74
Potential	78



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or dimensions are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is illustrative purpose 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.

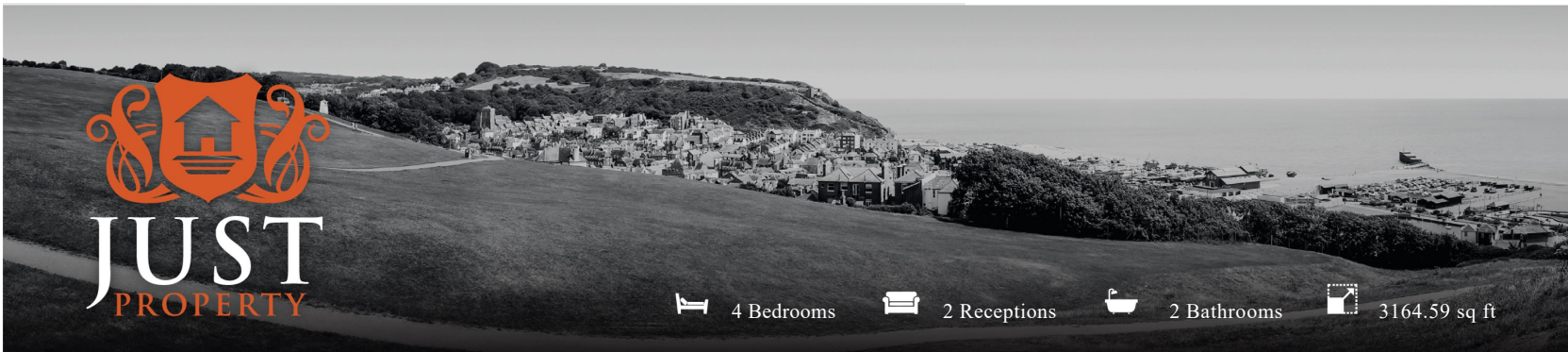
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FLOORPLANS

35 Ghyllside Drive, Hastings, TN34 2NA

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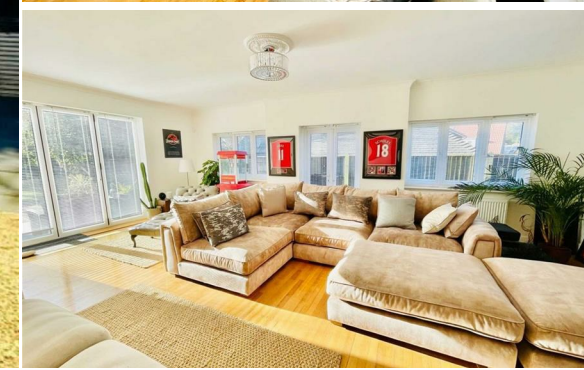


4 Bedrooms 2 Receptions 2 Bathrooms 3164.59 sq ft

35 Ghyllside Drive, Hastings, TN34 2NA

Freehold

£650,000





4 Bedrooms 2 Receptions 2 Bathrooms 3164.59 sq ft

PROPERTY DETAILS

A beautifully presented versatile four double bedroom CHAIN FREE family residence, situated behind electric gates in the popular Blacklands area of Hastings, being close to local schools both primary and secondary, the Ghyll of Alexandra Park as well as being within walking distance to Hastings Town Centre with its mainline railway station, the seafront and the historic Old Town.

The property has a definite wow factor and really needs to be seen to be believed. The accommodation is currently laid out to provide a spacious entrance hallway, a family lounge/cinema room, a further reception room/dining room, an office area with bi-fold doors accessing the gardens and a stunning modern kitchen/breakfast room complete with double oven, coffee machine and integral appliances. There is also a useful downstairs storage, separate w.c and large utility area. To the first floor galleried landing there is a double bedroom with en-suite, two further double bedrooms and a family shower room. To the second floor there is a wonderful open plan bedroom and en-suite bathroom with free standing bath and balcony overlooking the gardens and views over Hastings and Alexandra Park.

Externally, the property has secure gardens with established fruit trees, ample parking for several vehicles, useful rear storage building, two different seating and entertaining areas as well as a detached building which could be used as a double garage/detached annexe/studio. Further benefits of this stunning property include upvc double glazing, gas fired central heating, video security cameras and electric gates.

To fully appreciate this individual and wonderful property, viewing is considered essential with sole agents, Just Property.



ROOM DIMENSIONS

Porch	Bedroom 16'2" x 12'1" (4.93 x 3.68)
Entrance Hall	Bedroom 15'5" x 12'9" (4.70 x 3.89)
Reception Room 15'4" x 12'9" (4.67 x 3.89)	En-Suite 11'5" x 6'4" (3.48 x 1.93)
Kitchen/Breakfast Room 19'2" x 11'5" (5.84 x 3.48)	Second Floor Landing
Office Area 24'9" x 5'8" (7.54 x 1.73)	Main Bedroom 16'9" x 15'9" (5.11 x 4.80)
Utility Room 25'9" x 5'2" (7.85 x 1.57)	Open Plan Bathroom 12'2" x 8'4" (3.71 x 2.54)
Downstairs W.C	Balcony
Lounge/Cinema Room 25'6" x 16'2" (7.77 x 4.93)	Annexe/Garage/Studio 20'5" x 18'1" (6.22 x 5.51)
First Floor Landing	Driveway
Bedroom 13'9" x 12'2" (4.19 x 3.71)	Garden
Shower Room 9'7" x 6'0" (2.92 x 1.83)	Decking Area

FEATURES

- Detached Family Home
- Popular Blacklands Area
- Four Double Bedrooms
- Family Lounge/Cinema Room
- Fitted Kitchen/Breakfast Room
- En-Suite Shower Room
- Electric Gated Access
- Parking For Several Vehicles
- Detached Garage/Annexe/Studio
- Viewing Highly Recommended

