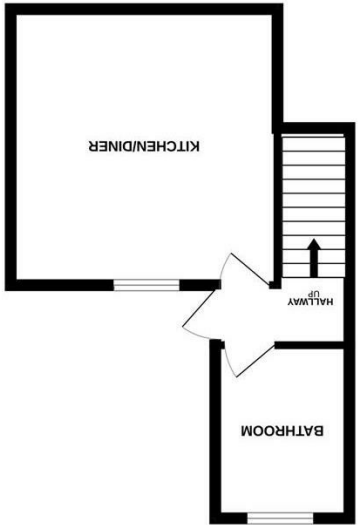
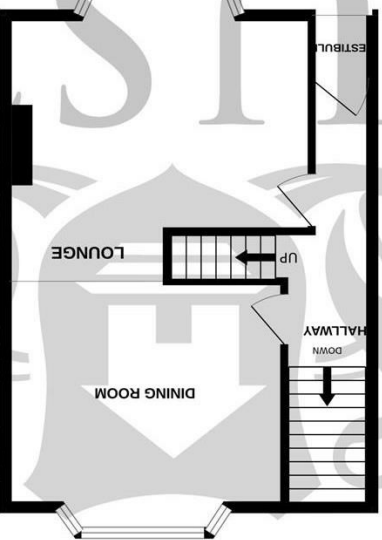
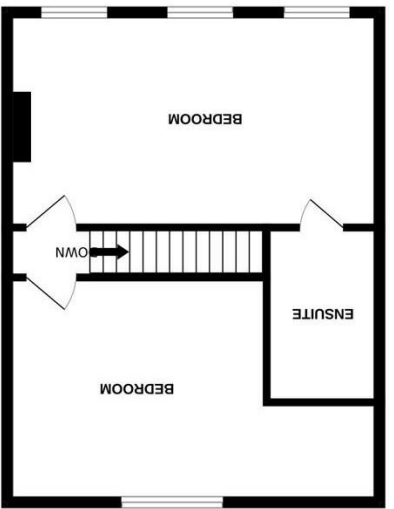


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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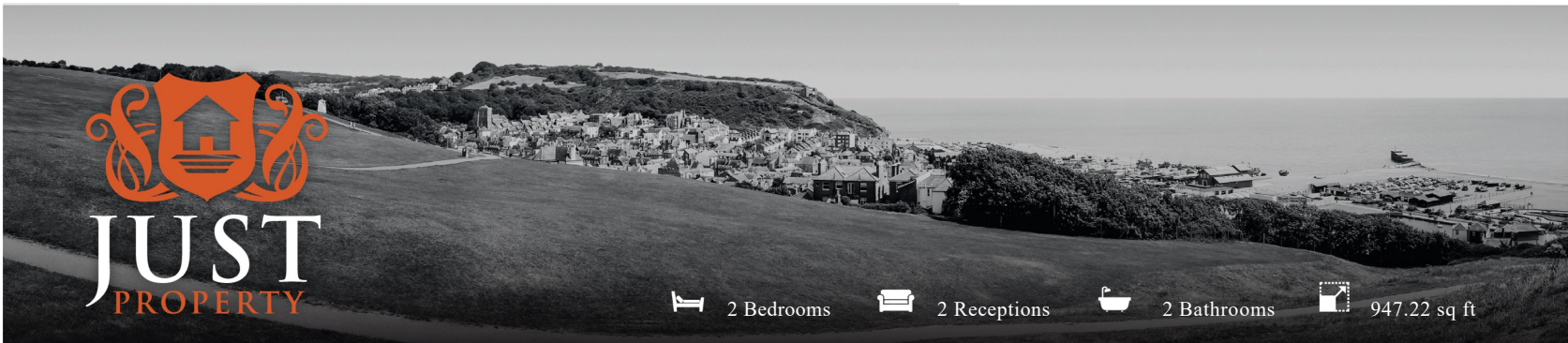
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	68
Potential	86
Energy Efficiency Rating	



FLOORPLANS

73 Ashburnham Road, Hastings, TN35 5JL

www.justproperty.net



2 Bedrooms 2 Receptions 2 Bathrooms 947.22 sq ft

Freehold

£335,000

73 Ashburnham Road, Hastings, TN35 5JL





2 Bedrooms 2 Receptions 2 Bathrooms 947.22 sq ft

PROPERTY DETAILS

An exceptional opportunity awaits to secure this charming two-bedroom, three storey, mid-terraced Victorian bay-fronted house, situated in the highly sought-after Clive Vale area of Hastings. This desirable location is conveniently close to local schools, bus services, and the amenities of Ore Village. Additionally, it offers easy access to Hastings Country Park, East Hill, the historic Old Town with its boutique shops and restaurants, the Hastings Contemporary Gallery, the Stade, and the picturesque seafront.

The property features split-level accommodation spread over three floors, beginning with an inviting entrance vestibule leading into a hallway. The spacious bay-fronted living room boasts a stunning feature fireplace, and there is a separate dining space for more formal gatherings. On the lower ground floor, you will find a beautifully re-fitted kitchen/breakfast room measuring 14'1" x 13'2", along with a family bathroom/WC.

Ascending to the first floor, the principle bedroom impresses with its generous size of 14'7" x 11'6" and includes an en-suite shower room. An additional double bedroom completes the upper level.

The rear of the property reveals a secluded, westerly-facing garden, perfect for relaxation and outdoor entertaining. It features a shingle seating area that leads to a well-maintained lawn, bordered by established plants and shrubs, all enclosed by fencing for added privacy.

Additional benefits of this delightful home include gas central heating and UPVC double glazing. Viewing is highly recommended and can be arranged through the sole agents.



ROOM DIMENSIONS

Front Door	Bedroom
Entrance Vestibule	14'7" x 11'6" (4.45 x 3.51)
Entrance Hallway	En Suite Shower Room
Family Lounge	8'3" x 4'0" (2.54 x 1.22)
12'0" x 11'3" (3.66 x 3.45)	Bedroom
Dining Room	14'0" x 10'2" (4.27 x 3.10)
12'0" x 11'3" (3.66 x 3.45)	Front Garden
Stairs Down To	Rear Garden
Kitchen / Breakfast Room	Patio Area
14'0" x 13'1" (4.29 x 4.01)	Wooden Shed
Bathroom / WC	
8'0" x 5'10" (2.44 x 1.78)	
Door To Rear Garden	
First Floor Landing	

FEATURES

- Victorian Terrace Property
- Popular Clive Vale Location
- Two Double Bedrooms
- Two Reception Rooms
- Fantastic Re-Fitted Kitchen
- En-Suite and Bathroom
- Secluded Rear Garden
- Fantastic Views From Rear
- Close To Old Town and Seafront
- Viewing Highly Recommended

