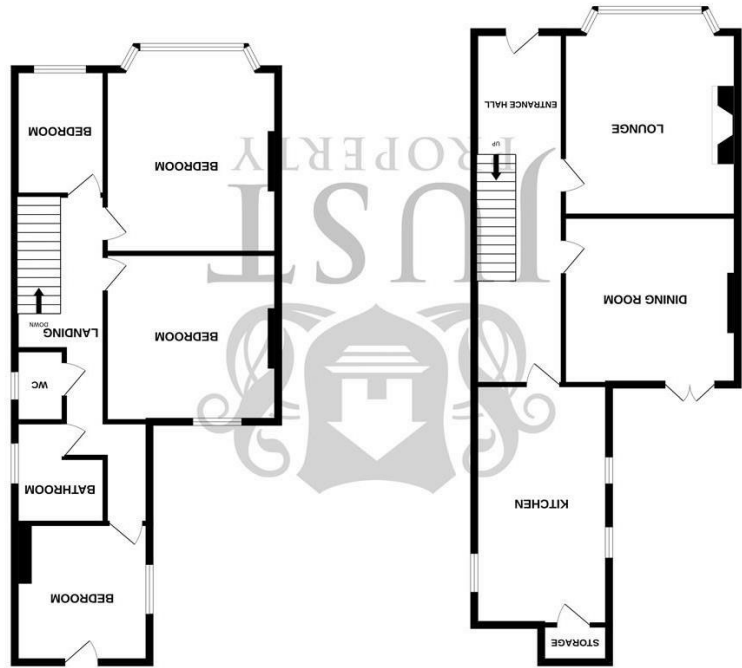


England & Wales	
EU Directive 2002/91/EC	
Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-69)	D (55-69)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	Not energy efficient - higher running costs
44	80



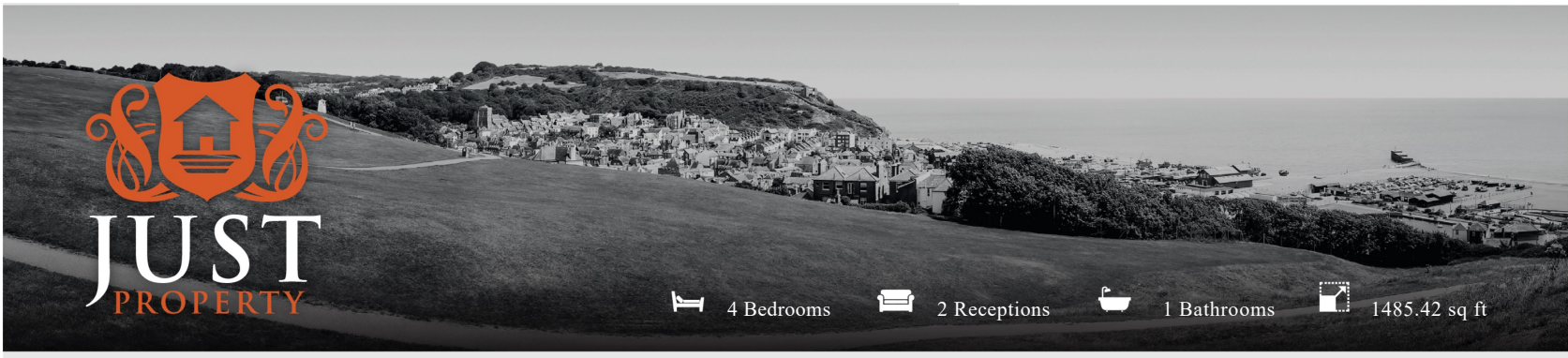
These plans were prepared by the company's qualified surveyors. The company does not warrant the accuracy of the measurements shown on these plans. The company does not warrant the accuracy of the measurements shown on these plans. The company does not warrant the accuracy of the measurements shown on these plans.



# FLOORPLANS

39 Godwin Road, Hastings, TN35 5JR

[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms    2 Receptions    1 Bathrooms    1485.42 sq ft

Freehold

# £575,000

39 Godwin Road, Hastings, TN35 5JR





Freehold

£575,000

4 Bedrooms 2 Receptions 1 Bathrooms 1485.42 sq ft

## PROPERTY DETAILS

Welcome to this charming Victorian semi-detached property located on the prestigious Godwin Road in Hastings. This delightful home boasts a generous 1,485 sq ft of living space, perfect for a growing family. The historic Old Town of Hastings and the beautiful Country are walking distance away and are fantastic places to spend leisure time.

Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The property features four bedrooms, offering ample space for a large family or for those in need of a home office or guest room.

The house exudes character with its Victorian charm, showcasing elegant period features throughout. Situated in an elevated position, the property offers stunning views and a sense of tranquillity.

Outside, the attractive front garden adds to the property's curb appeal, providing a lovely outdoor space to enjoy a morning coffee or evening sunset.

Don't miss this opportunity to own a piece of history in this desirable location. Contact Just Property on 01424 444100 today to arrange a viewing and make this beautiful Victorian property your new home.



## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	10'7" x 10'2" (3.23 x 3.10)
Lounge	Shower Room
15'7" x 13'1" (4.75 x 4.01)	Separate WC
Dining Room	Front Garden
13'1" x 12'9" (4.01 x 3.89)	Rear Garden
Kitchen/ Breakfast Room	
18'2" x 10'2" (5.54 x 3.10)	
Under Stairs Storage	
Stairs to First Floor Landing	
Bedroom	
15'8" x 13'3" (4.80 x 4.06)	
Bedroom	
9'3" x 5'10" (2.82 x 1.78)	
Bedroom	
13'3" x 12'9" (4.04 x 3.91)	

## FEATURES

- Semi Detached Victorian Period House
- Two Reception Rooms
- Four Bedrooms
- Sought After Location, Close To Schools
- Period Features
- Private Well Proportioned Rear Garden
- Spacious and Well Proportioned
- Views Towards The Country Park and Sea
- Walking Distance To Hastings Old Town and Seafont

