

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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.

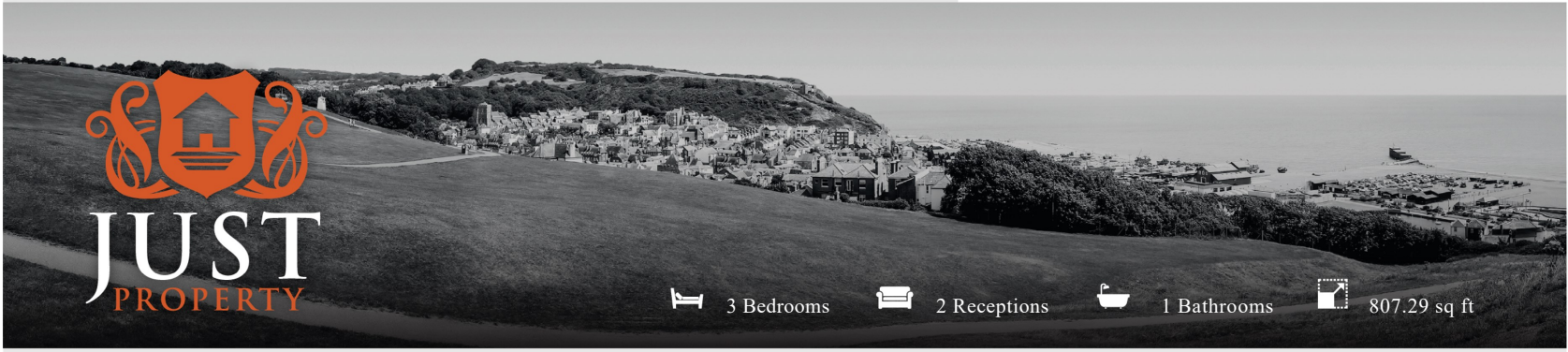
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FLOORPLANS

51 Boyne Road, Hastings, TN35 5NY

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3 Bedrooms 2 Receptions 1 Bathrooms 807.29 sq ft

Freehold

£315,000





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£315,000



ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	8'11" x 14'7" (into bay) (2.74m x 4.45m (into bay))
Living Room	Garden
9'8" x 15'6" (into bay) (2.97m x 4.74m (into bay))	Off Road Parking
Dining Room	
15'2" x 9'10" (4.63m x 3.00m)	
Kitchen	
7'9" x 15'7" (2.38m x 4.77m)	
Stairs Leading Too	
First Floor Landing	
Bathroom	
5'7" x 4'11" (1.72m x 1.50m)	
Bedroom	
9'11" x 10'10" (3.03m x 3.32m)	
Bedroom	
5'11" x 7'6" (1.82m x 2.31m)	

PROPERTY DETAILS

This charming three-bedroom semi-detached house, offering off-road parking, is ideally situated on the edge of the historic Old Town of Hastings. Combining period features with modern updates, this property is perfect for those seeking a blend of character and contemporary living.

As you enter the property, you're greeted by a welcoming entrance hallway that leads into the spacious dining room. This area has been thoughtfully opened up to create a seamless flow between the dining space and the bay-fronted living room, where a working fireplace adds warmth and a cosy ambiance.

The recently renovated kitchen is a highlight of the home, boasting modern amenities including an integrated dishwasher, oven, hob, extractor fan, and fridge. Space for a freestanding washing machine. From the kitchen, stairs lead down into the tiered rear garden, offering a tranquil outdoor space with multiple levels, perfect for gardening, entertaining, or simply relaxing.

Upstairs, the property features three well-proportioned bedrooms. The main bedroom is a generous double with a charming bay front that adds character and light. The second bedroom is also a comfortable double, while the third bedroom is ideal for a guest room, home office, or nursery.

The family bathroom has been beautifully renovated to include a bath with a shower over, a heated towel rail, a toilet, and a wash hand basin, all designed with modern fixtures and fittings.

This property is not only in a prime location bordering the Old Town but also offers a perfect combination of style, comfort, and practicality, making it an ideal home for families or professionals looking to enjoy all that Hastings has to offer.

FEATURES

- Semi Detahced House
- Three Bedrooms
- Bay Fronted Living Room
- Main Bedroom With Bay Front
- Extended To Rear
- Modern Throughout
- Original Features
- Off Road Parking
- Boarding Old Town Location
- Internal Viewing Highly Recommended



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.