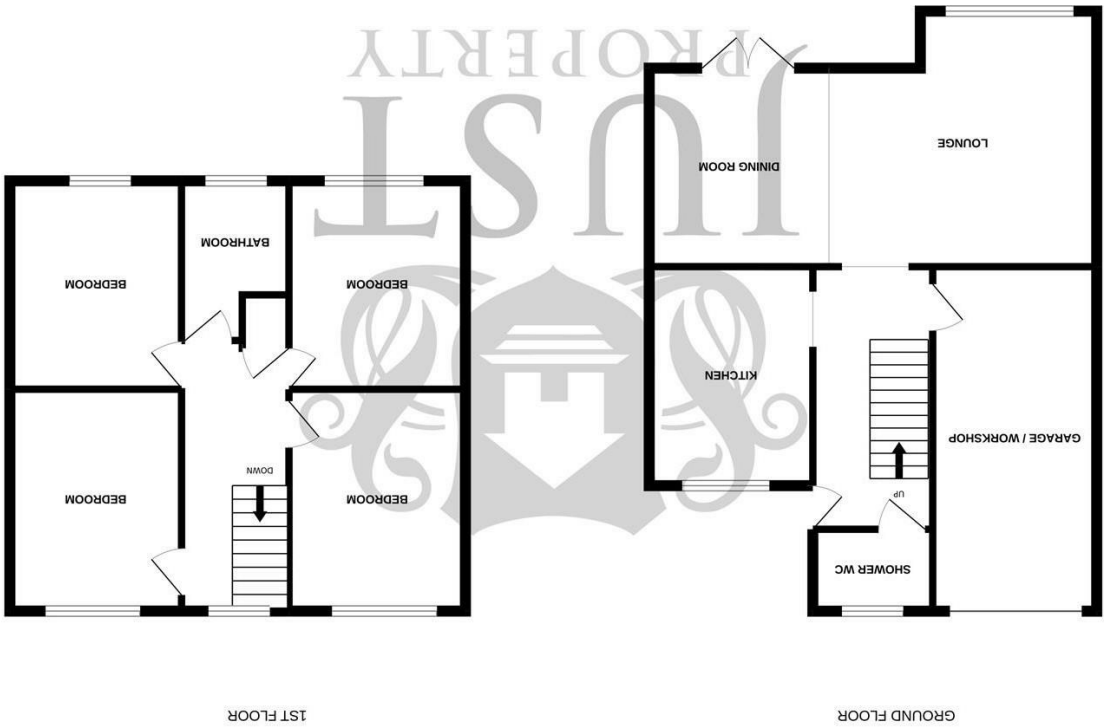




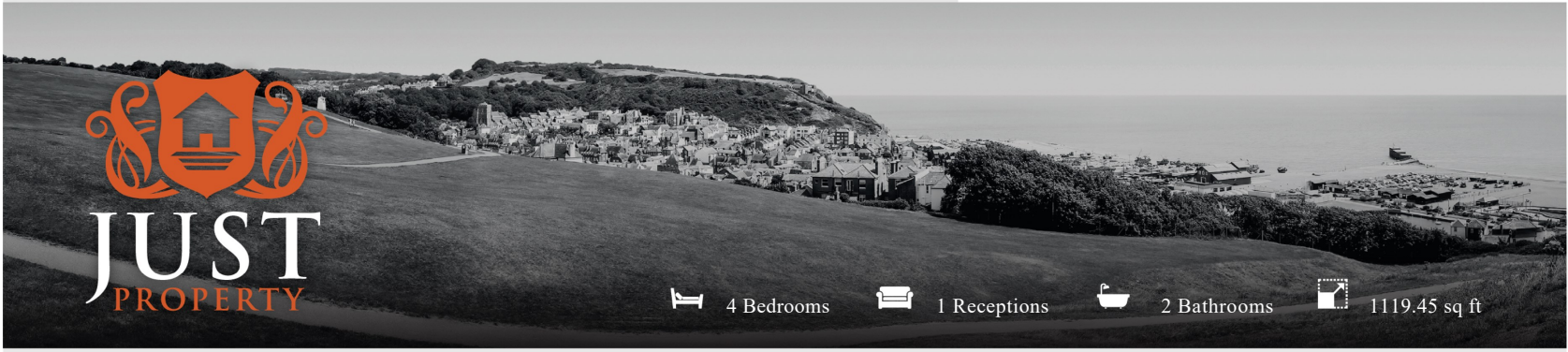
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
47	80	G (1-20)
		Not energy efficient - higher running costs



## FLOORPLANS

1b Sovereign Close, Hastings, TN34 2UB

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



1b Sovereign Close, Hastings, TN34 2UB

4 Bedrooms 1 Receptions 2 Bathrooms 1119.45 sq ft

Freehold

£450,000







Freehold

£450,000

4 Bedrooms 1 Receptions 2 Bathrooms 1119.45 sq ft

## PROPERTY DETAILS

### CHAIN FREE

A very well proportioned four bedroom, open plan reception room, detached family house, enjoying uninterrupted views over Hastings towards the English Channel. The property is conveniently located close to local schools, bus services and The Ridge with access to the Conquest Hospital & A21 connecting to London. Alexandra Park and Hastings Town Centre are also close by. The towns of Bexhill, Battle and Rye can be found a short drive away,

The property accommodation is arranged over two floors to include a spacious entrance hall, a new ground floor shower room/w.c, a fitted kitchen/breakfast room with integral appliances, a spacious open plan living room/diner with French doors leading to the large decked area and rear garden. To the first floor there are four double bedrooms, some with built in storage and a family bathroom/w.c.

Externally, there is a driveway providing off road parking for several vehicles, a front garden and to the rear there is an area of decking ideally suited for entertaining with wonderful views, a patio area, side access and a level area of lawn with established plants & shrubs. There was planning approval previously obtained for extension ref HS/FA/07/00240.

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

## ROOM DIMENSIONS

Front Door	Bedroom
Hallway	11'08 x 8'09 (3.56m x 2.67m)
WC / Shower	Bedroom
5'07 x 5'07 (1.70m x 1.70m)	11'08 x 7'09 (3.56m x 2.36m)
Kitchen	Bedroom
11'09 x 8'09 (3.58m x 2.67m)	11'8" x 7'8" (3.56 x 2.36)
Storage	Bathroom
Lounge	7'08 x 6'08 (2.34m x 2.03m)
16'08 x 14'05 (5.08m x 4.39m)	Integral Garage / Workshop
Dining Area	21'07 x 8'09 (6.58m x 2.67m)
10'09 x 9'08 (3.28m x 2.95m)	Driveway
Stairs To First Floor	Front Garden
Landing Area	Rear Garden
Bedroom	Decked Area
11'8 x 9 (3.56m x 2.74m)	

## FEATURES

- Four Bedrooms
- Detached House
- Off Road Parking
- Wonderful Views
- Front and Rear Gardens
- Two Bathrooms
- Great Room Proportions
- Spacious Living Areas
- Integral Garage and Workshop



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.