

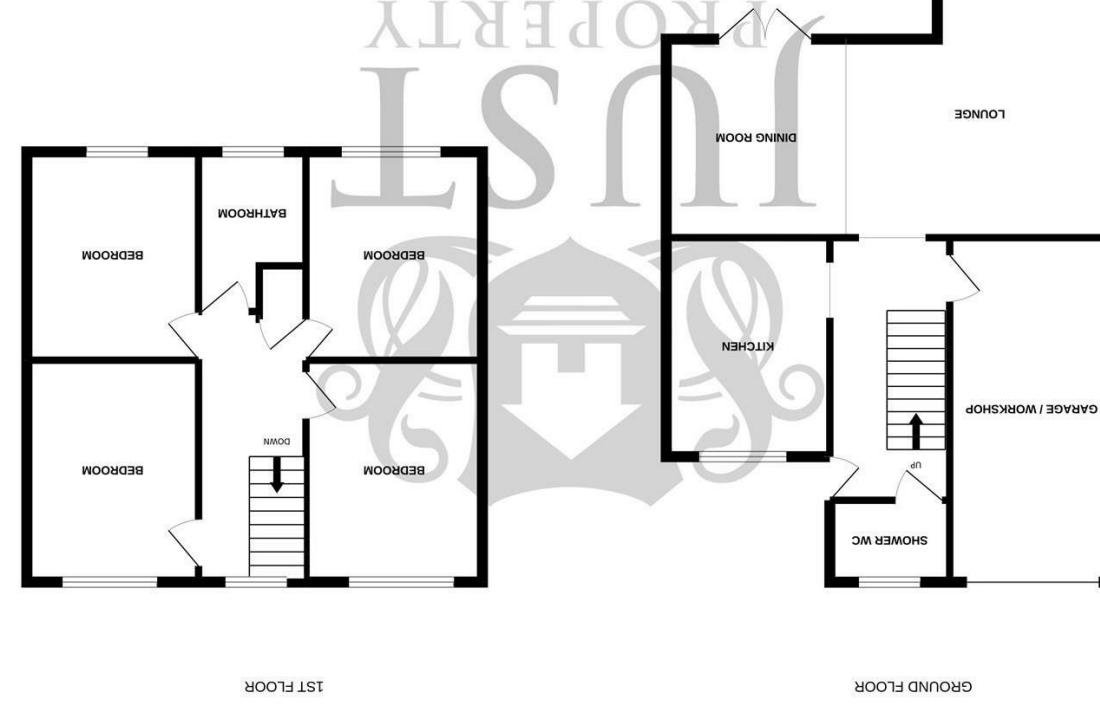
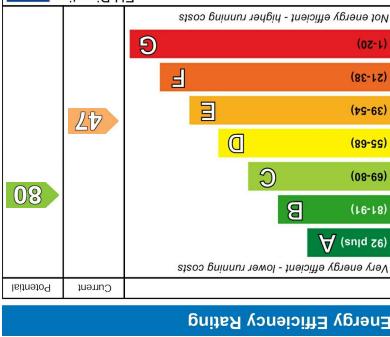
Whilst every care has been taken to ensure the accuracy of the information contained herein, measurements

of rooms, windows, doors and any other items are approximate and should be used as such by any

possessor or purchaser. The services, fixtures and fittings have not been tested and no guarantee

is given in respect to their condition or safety. This plan is for illustrative purposes only and should be used as such by any

possessor or purchaser. The services, fixtures and fittings have not been tested and no guarantee



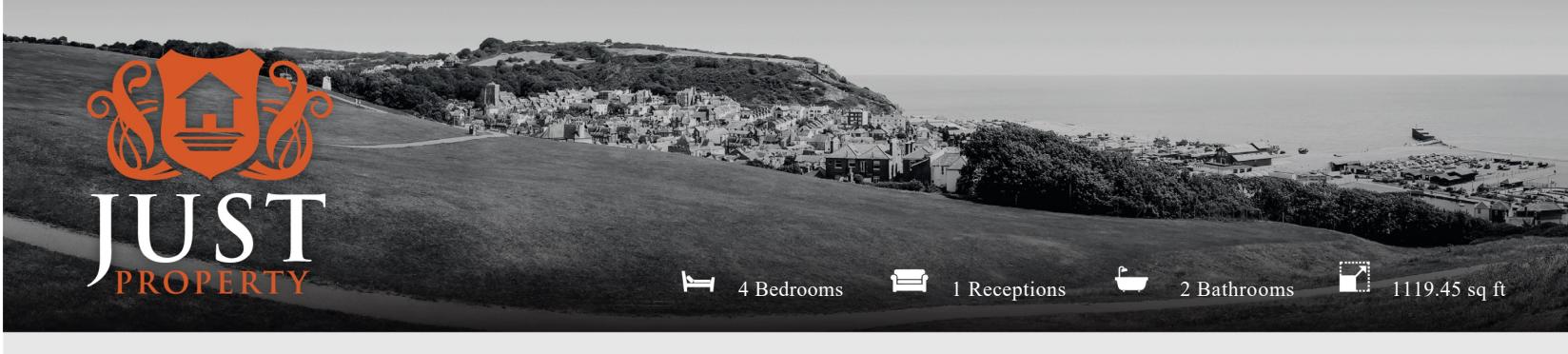
1ST FLOOR

GROUND FLOOR



1b Sovereign Close, Hastings, TN34 2UB
FLOORPLANS

www.justproperty.net



Freehold

£450,000

1b Sovereign Close, Hastings, TN34 2UB





£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	Integral Garage / Workshop
16'08 x 14'05 (5.08m x 4.39m)	21'07 x 8'09 (6.58m x 2.67m)
Dining Area	Driveway
10'09 x 9'08 (3.28m x 2.95m)	Front Garden
Stairs To First Floor	Rear Garden
Landing Area	Decked Area
Bedroom	
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

