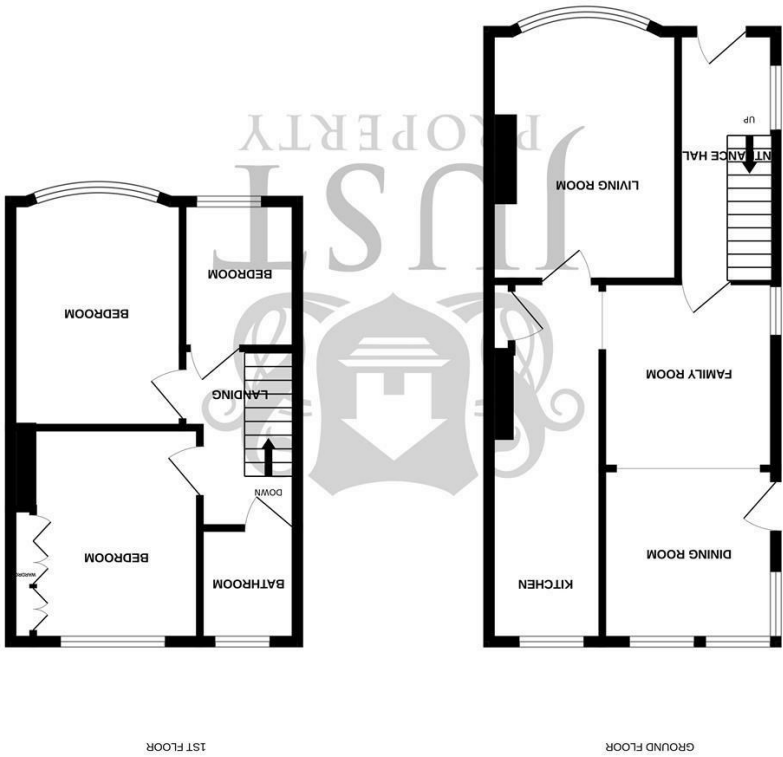




1 & 1A George Street, Hastings, TN34 3EA | Tel: 01424 444100 | Email: [hastings@justproperty.net](mailto:hastings@justproperty.net)

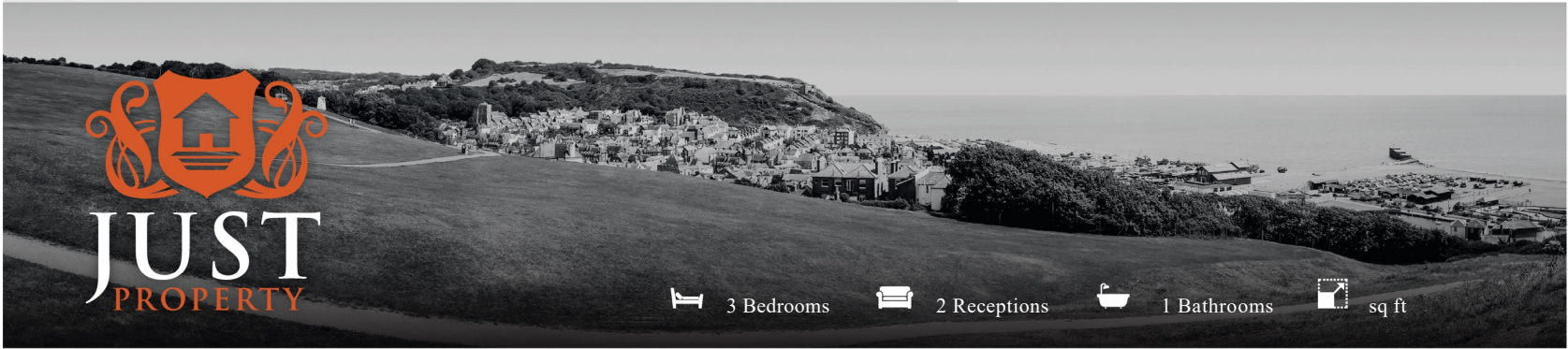
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		(92 plus) A
75	60	(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
Not energy efficient - higher running costs		



## FLOORPLANS

61 Boyne Road, Hastings, TN35 5NY

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



3 Bedrooms 2 Receptions 1 Bathrooms sq ft

61 Boyne Road, Hastings, TN35 5NY

Freehold  
£280,000







Freehold

£280,000



3 Bedrooms



2 Receptions



1 Bathrooms



sq ft

## PROPERTY DETAILS

Nestled in a sought-after residential area, this charming three-bedroom semi-detached family home offers a blend of comfort, potential, and ample space for both growing families and those seeking a home to make their own. Set on an extensive plot that exceeds the typical garden size for the street, this property boasts a variety of features that add character, convenience, and versatility to its appeal.

Upon entering, you're greeted by a welcoming hallway, adjacent to the hallway is the bay-fronted living room, a light-filled space perfect for cosy family evenings. The main bedroom upstairs also benefits from a bay window, flooding the room with natural light and providing a spacious, airy feel. Complementing this, the second double bedroom and an additional single bedroom offer flexibility for family members, guests, or even a home office.

The family bathroom has been designed with modern conveniences in mind, featuring a fitted bath with an overhead shower, a WC, and a wash hand basin, along with a window that ensures plenty of natural light and ventilation.

A true highlight of the home is the single-story rear extension, which opens up into a generous family/dining room. This versatile space is perfect for gatherings, offering a seamless flow to the outdoors through large windows and a door that leads directly to the rear garden. The fitted kitchen, positioned just off the dining area, includes ample space for freestanding appliances, adding to the home's functional layout.

Outside, the property truly shines with a sprawling, well-maintained garden that wraps around the house, giving a wonderful sense of privacy and ample room for children to play or for outdoor entertaining. A raised patio area offers the perfect spot for al fresco dining, while a dedicated vegetable patch at the rear allows for easy home gardening.



## ROOM DIMENSIONS

Front Door

Entrance Hall

Family Room / Dining Room  
8'10" x 18'6" (2.71m x 5.64m )

Kitchen  
4'9" x 18'6" (1.46m x 5.64m )

Living Room  
9'8" x 11'7" (2.96m x 3.54m )

Stairs Leading To

First Floor Landing

Bathroom  
5'10" x 4'11" (1.79m x 1.52m )

Bedroom  
8'7" x 10'11" (2.63m x 3.35m )

Bedroom  
11'7" x 8'9" (3.54m x 2.69m )

Bedroom

6'0" x 7'6" (1.83m x 2.30m )

Garden

## FEATURES

- Semi Detached House
- Three Bedrooms
- Fitted Kitchen
- Downstairs Extension
- Bay Fronted
- Open Plan Dining/Family Room
- Extensive Plot
- Modern Bathroom
- Double Glazed Throughout
- Internal Viewing Highly Recommended

