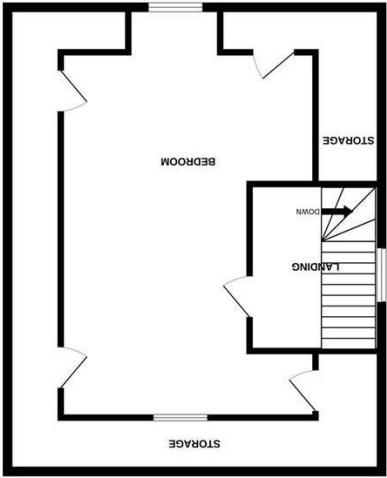




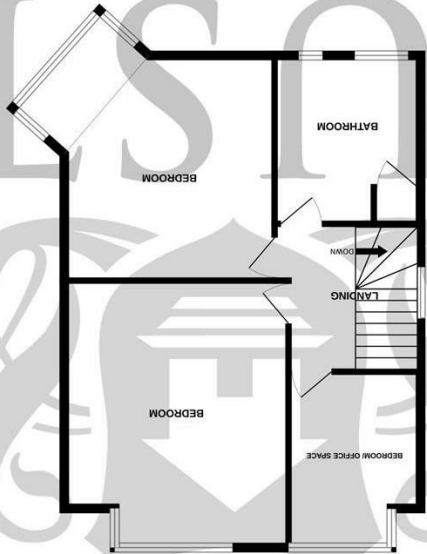
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
	Not energy efficient - higher running costs	(1-20) G
Current		65
Potential		78



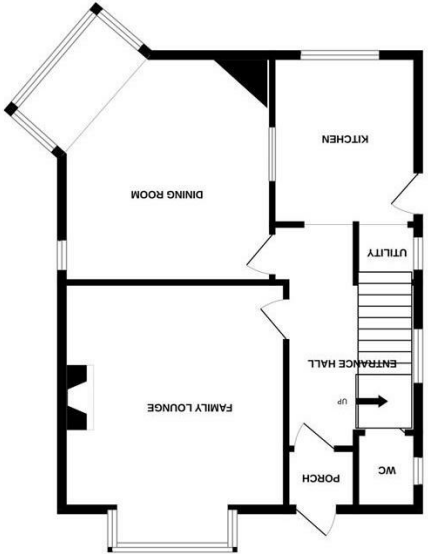
2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximately as 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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1ST FLOOR



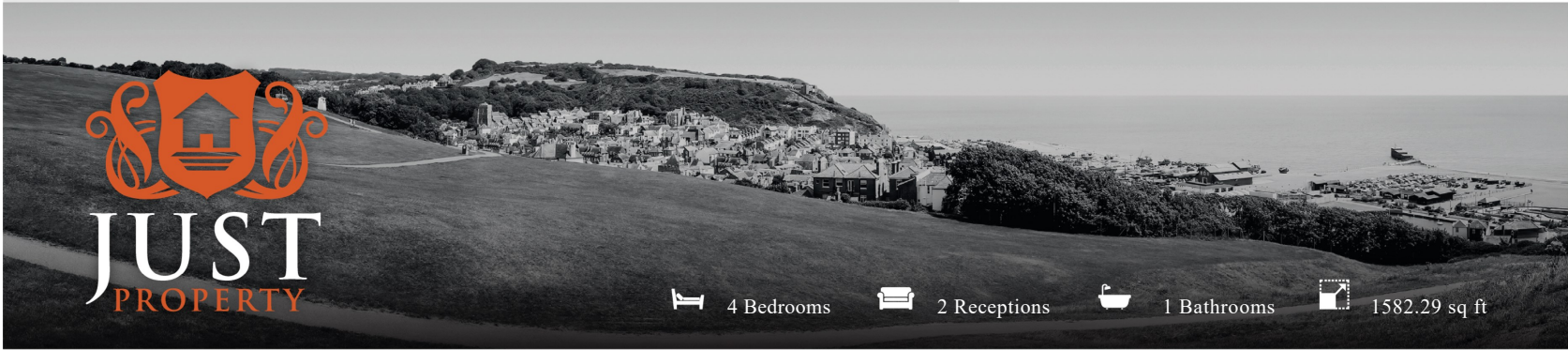
GROUND FLOOR



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FLOORPLANS

23 Wykeham Road, Hastings, TN34 1UA



4 Bedrooms 2 Receptions 1 Bathrooms 1582.29 sq ft

23 Wykeham Road, Hastings, TN34 1UA

Freehold

£625,000





Freehold

£625,000



PROPERTY DETAILS

A truly stunning and beautifully presented four-bedroom detached family home, arranged over three floors, and located on the highly sought-after, tree-lined Wykeham Road in Hastings. This exceptional property offers captivating views over Linton Gardens from the rear and enjoys a prime position within walking distance of Hastings town centre, its mainline railway station, the historic Old Town, and the picturesque seafront and promenade. The vibrant Alexandra Park and well-regarded local primary and secondary schools are also nearby, with the charming towns of Bexhill, Battle, Rye, and Eastbourne easily accessible.

The accommodation has been meticulously maintained by the current owners and provides a perfect balance of period charm and modern comfort. The ground floor features a spacious bay-fronted lounge, a separate dining room with a striking fireplace and a charming bay window area ideal for soaking in the views, and a fitted kitchen with a utility area.

The first floor comprises three well-appointed bedrooms and a beautifully designed family bathroom, complete with a freestanding bath and a separate shower. The top floor boasts a versatile office space and a gorgeous double bedroom with ample storage, making it an ideal retreat.

Externally, the property offers a delightful front garden, off-road parking, and a generously sized garage. The rear garden is a true highlight, featuring a sun-soaked terrace with stunning views, a landscaped area filled with mature plants and shrubs, and a sunny, south west-facing orientation—perfect for relaxation and entertaining.

Additional benefits include UPVC double glazing and gas central heating. To fully appreciate this exceptional family home and its desirable location, viewing is considered essential. Sole agents, Just Property, are proud to present this unique offering.

ROOM DIMENSIONS

Front Door	Bedroom
Entry Porch	13'9" x 12'10" (4.21 x 3.92)
Hallway	Bedroom
12'10" (3.92)	17'0" x 13'11" (5.20 x 4.26)
WC	Bedroom
Family Lounge	11'3" x 7'9" (3.45 x 2.37)
17'0" x 13'11" (5.20 x 4.26)	Family Bath and Shower Room
Dining Room	10'4" x 8'5" (3.15 x 2.58)
13'9" x 12'10" (4.21 x 3.92)	Stairs To Landing Area
Kitchen	8'5" x 3'2" (2.57 x 0.98)
10'4" x 8'3" (3.15 x 2.52)	Bedroom
Utility Area	17'10" x 8'9" (5.46 x 2.68)
Under Stairs Storage	Front Garden
Stairs To Landing	Off Road Parking
	Garage
	Landscaped Rear Garden

FEATURES

- Stunning Detached Family Home
- Four Bedrooms
- Arranged Over Three Floors
- Wonderful Views Over Park and Towards English Channel
- Generous Room Proportions
- Recently Fitted Kitchen
- Off Road Parking and Garage
- Beautiful Interiors
- Located Close To Town, Station and Parks
- Tree Lined Residential Road



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.