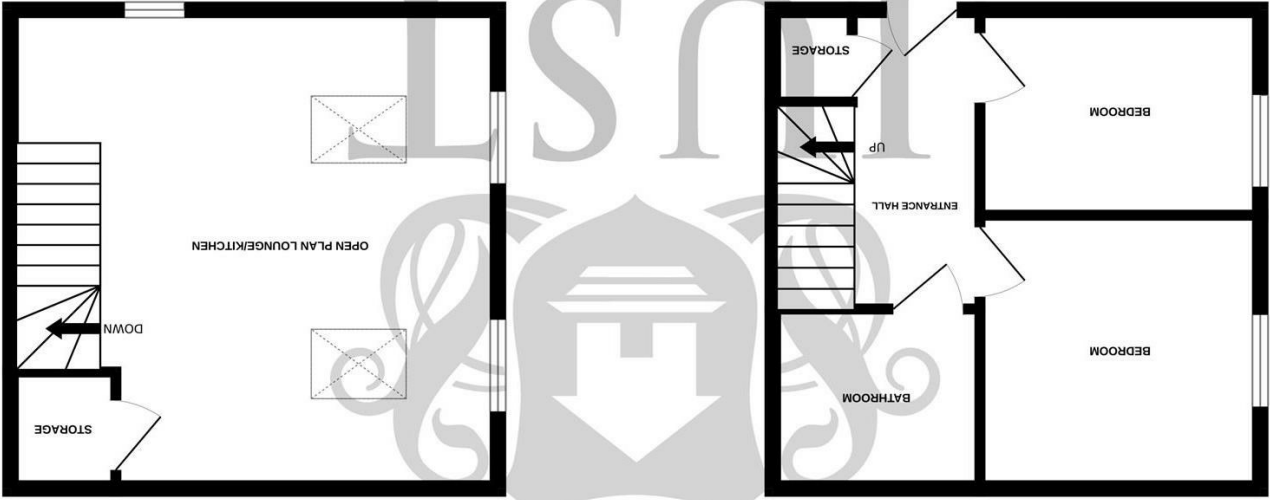




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
	Not energy efficient - higher running costs	(1-20) G
Current		55
Potential		76

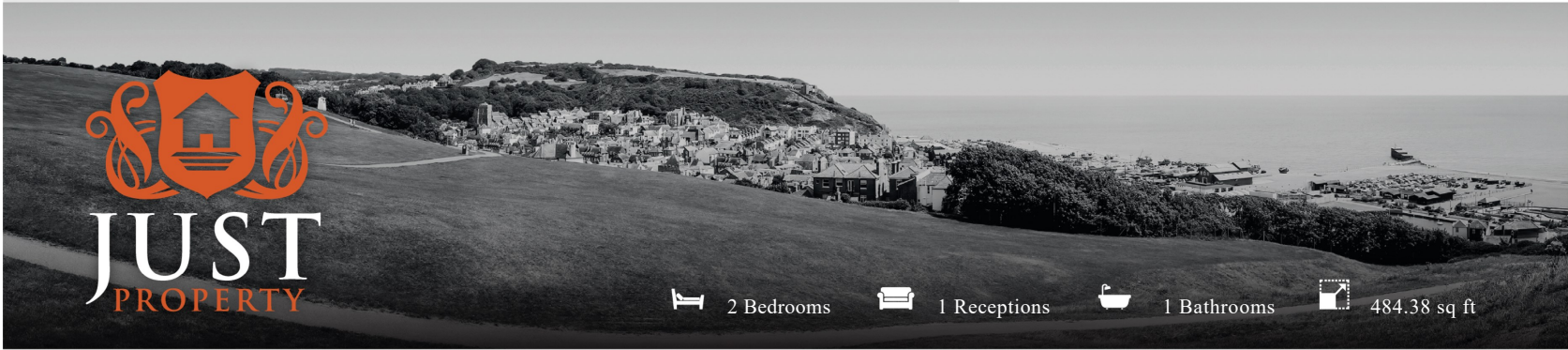


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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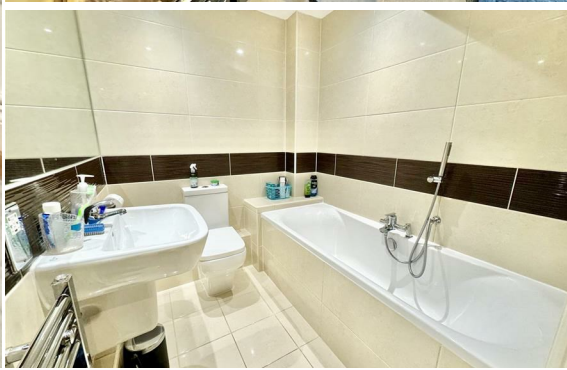


2 Bedrooms 1 Receptions 1 Bathrooms 484.38 sq ft

48 Hawthorn Road, Hastings, TN35 5HW

Freehold

£210,000





Freehold

£210,000



2 Bedrooms



1 Reception



1 Bathroom



484.38 sq ft

PROPERTY DETAILS

Situated on sought-after Hawthorn Road in Hastings, this delightful two-bedroom house offers well-presented accommodation in the heart of Clive Vale—a popular residential area close to local amenities, schools, and excellent bus routes, providing easy access to the town centre and seafront.

The property is thoughtfully arranged over two floors. On the ground level, you are welcomed by an entrance hall leading to two well-proportioned bedrooms and a modern family bathroom. Additional benefits on this floor include a useful storage cupboard and handy understairs storage, offering practicality.

Upstairs, you'll find a bright open-plan lounge and kitchen space, ideal for entertaining or relaxing. Skylights flood the area with natural light, and a neatly placed storage cupboard adds to the convenience. The space also benefits from built-in air conditioning.

The property further benefits from allocated off-road parking, UPVC double glazing throughout, and electric heating, ensuring comfort and efficiency.

Externally, the home boasts a detached generously sized private garden—perfect for outdoor dining, gardening, or simply unwinding in your own outdoor space.

A fantastic opportunity for first-time buyers, this charming home combines comfortable living with a fantastic location. Early viewing is highly recommended via the vendors chosen sole agents, Just Property.

ROOM DIMENSIONS

Front Door

Entrance Hall

Storage

Bedroom

9'1" x 6'3" (2.79m x 1.91m)

Bedroom

10'2" x 8'5" (3.10m x 2.57m)

Bathroom

6'5" x 5'8" (1.98m x 1.75m)

Stairs To First Floor

Open Plan Lounge/Kitchen

16'7" x 14'6" (5.07m x 4.44m)

Storage

Allocated Parking

Rear Garden

FEATURES

- Generous Rear Garden Space
- Open Plan Living
- UPVC Double Glazing
- Electric Heating & Air Conditioning
- Allocated Parking Space
- Council Tax Band B
- Two Bedrooms
- Short Walk To Hastings Country Park
- Well Presented Throughout
- Popular Clive Vale Location



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.