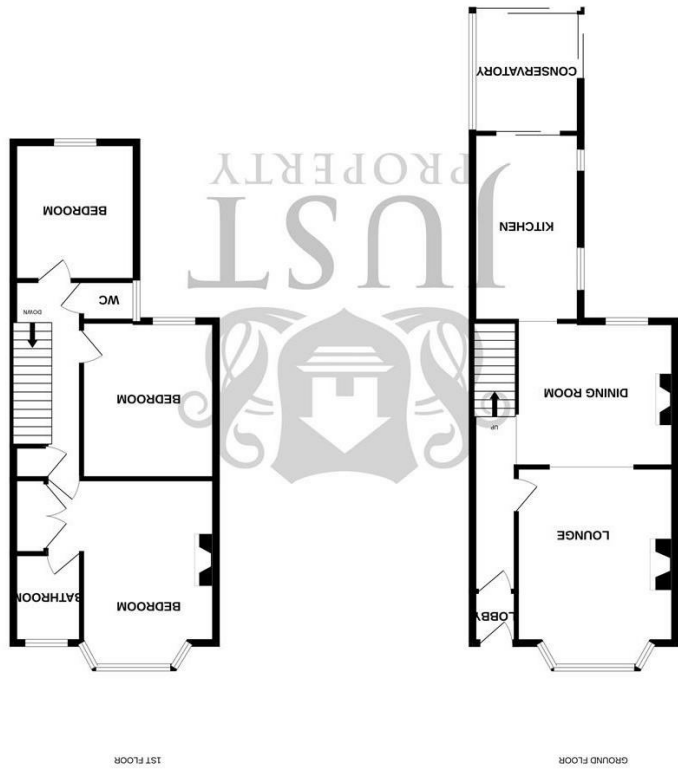




Sales particulars are intended only as general guidance. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

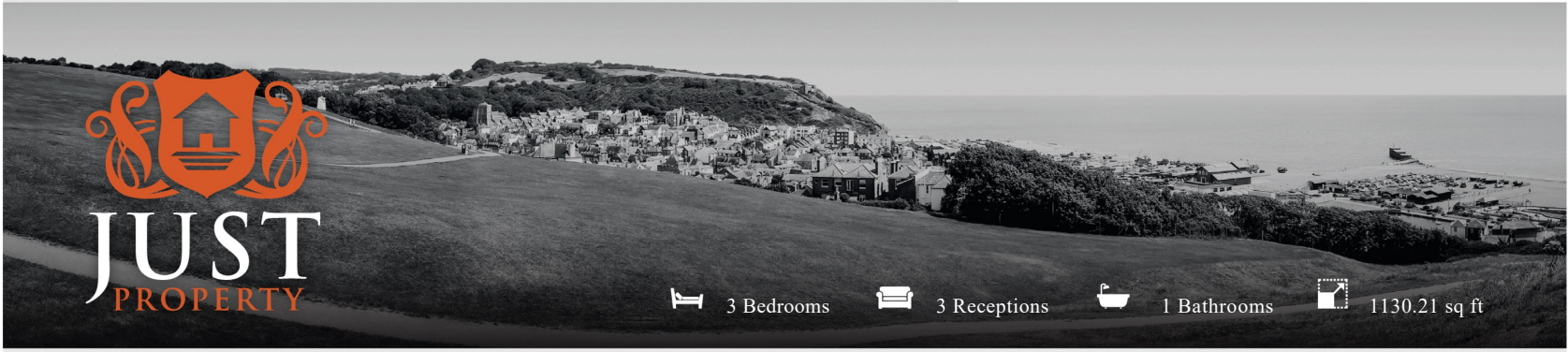
| Energy Efficiency Rating |                          |                                             |         |
|--------------------------|--------------------------|---------------------------------------------|---------|
| England & Wales          |                          |                                             |         |
| EU Directive 2002/91/EC  |                          |                                             |         |
| <div><div>85</div></div> | <div><div>65</div></div> | Very energy efficient - lower running costs |         |
|                          |                          | A (92 plus)                                 |         |
|                          |                          | B (81-91)                                   |         |
|                          |                          | C (69-80)                                   |         |
|                          |                          | D (55-68)                                   |         |
|                          |                          | E (39-54)                                   |         |
|                          |                          | F (21-38)                                   |         |
|                          |                          | G (1-20)                                    |         |
|                          |                          | Not energy efficient - higher running costs |         |
|                          |                          | Potential                                   | Current |



# FLOORPLANS

37 Clive Avenue, Hastings, TN35 5LN

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



3 Bedrooms 3 Receptions 1 Bathrooms 1130.21 sq ft

37 Clive Avenue, Hastings, TN35 5LN

Freehold

£379,950





Freehold

£379,950

3 Bedrooms 3 Receptions 1 Bathrooms 1130.21 sq ft

## PROPERTY DETAILS

Situated on one of the most desirable roads in the sought-after Clive Vale area of Hastings, this well-maintained and spacious three-bedroom mid-terrace home is offered to the market chain free and for the first time in over 55 years.

Ideally located, the property is within walking distance of local schools, shops, and the stunning Hastings Country Park. It's also conveniently close to Hastings Old Town, with its fantastic range of cafés, independent shops, entertainment venues, the seafront, and promenade.

The accommodation includes a welcoming entrance vestibule leading into a hallway, a dining room that opens into a bay-fronted family lounge, and a fitted kitchen at the rear of the property opening into a bright conservatory with views over the garden. On the first floor, you'll find a spacious principal bedroom with bay window, two further double bedrooms, a family bathroom, and a separate WC.

Externally, the property benefits from the all-important off-road parking and a beautiful rear garden featuring a patio area, lawn, and a wonderful selection of mature plants and shrubs. A hidden section of the garden offers a planting area, greenhouse, and a storage shed/workshop with rear pedestrian access —ideal for gardening enthusiasts.

Additional benefits include gas-fired central heating and UPVC double glazing throughout.

Early viewing is highly recommended to appreciate the potential and charm of this long-cherished home, available now via the vendor's chosen sole agents, Just Property.

## ROOM DIMENSIONS

|                             |                             |
|-----------------------------|-----------------------------|
| Front Door                  | Bedroom                     |
| Entrance Vestibule          | 11'3" x 9'10" (3.45 x 3.01) |
| Hallway                     | Bedroom                     |
| Family Lounge               | 10'11" x 9'8" (3.33 x 2.95) |
| 15'7" x 12'3" (4.77 x 3.75) | WC                          |
| Dining Room                 | Off Road Parking            |
| 12'0" x 11'3" (3.67 x 3.45) | Rear Garden                 |
| Kitchen                     | Workshop / Shed             |
| 14'6" x 8'5" (4.43 x 2.57)  | Greenhouse                  |
| Conservatory                |                             |
| 9'6" x 8'9" (2.90 x 2.69)   |                             |
| Stairs To Landing           |                             |
| Bedroom                     |                             |
| 15'1" x 14'3" (4.61 x 4.35) |                             |
| Bathroom                    |                             |
| 6'7" x 4'7" (2.03 x 1.42)   |                             |

## FEATURES

- CHAIN FREE
- Off Road Parking
- Three Bedrooms
- Family Lounge and Dining Room
- Rear Conservatory
- Beautiful Rear Garden
- Greenhouse and Storage Shed / Workshop
- Close To Schools, Country Park,. and Shops
- Period Features
- Gas Heating and UPVc Windows

