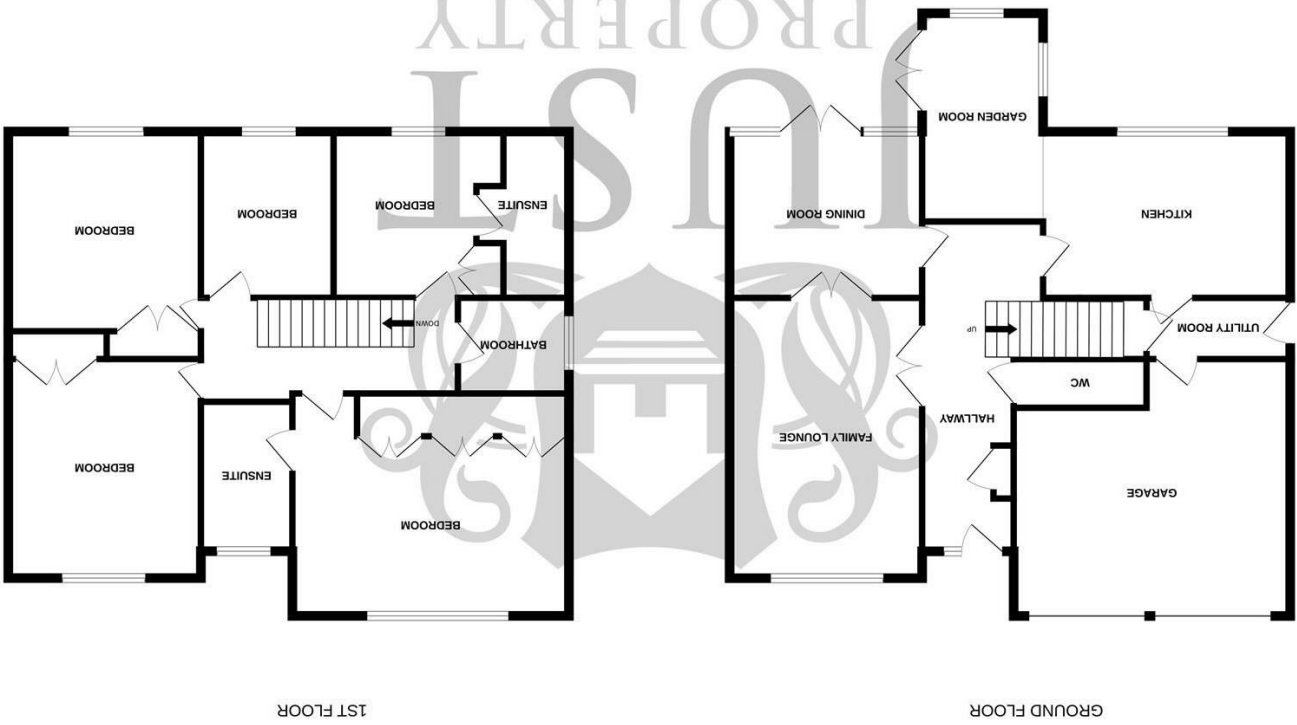


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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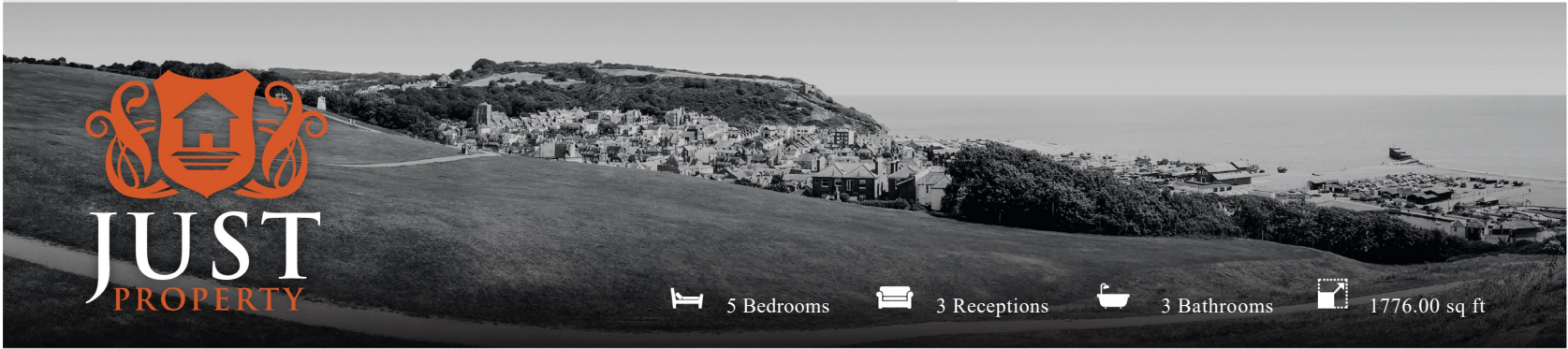
England & Wales		
EU Directive 2002/91/EC		
	Not energy efficient - higher running costs	
	G	(1-20)
	F	(21-38)
	E	(39-54)
	D	(55-69)
	C	(69-80)
	B	(81-91)
	Very energy efficient - lower running costs	
	A	(92 plus)
Energy Efficiency Rating		
	Current	Potential



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FLOORPLANS

23 Shining Cliff, Hastings, TN34 2GT



23 Shining Cliff, Hastings, TN34 2GT

Freehold

£625,000





Freehold

£625,000



5 Bedrooms



3 Receptions



3 Bathrooms



1776.00 sq ft

PROPERTY DETAILS

Situated in a quiet residential area just moments from the scenic St Helens Wood, this beautifully presented and exceptionally spacious five-bedroom, three-bathroom detached family home has been lovingly maintained by the current owner for over 20 years.

Ideally located, the property is within easy reach of Alexandra Park, Hastings town centre, local schools, the historic Old Town, and the seafront with its promenade. The nearby towns of Bexhill, Battle, Rye, and Eastbourne are all just a short drive away.

Spanning over 1,700 sq ft and arranged over two floors, the property offers a generous entrance hall with ample storage and a ground floor WC. The bright and welcoming lounge features double doors that open into the dining room, which in turn leads out to the rear patio—perfect for entertaining. A standout feature of the home is the well-appointed kitchen, flowing seamlessly into the open-plan garden room with vaulted ceiling and lovely views over the rear garden. Additional ground floor amenities include a utility room and internal access to the double garage.

Upstairs, the galleried landing leads to five well-proportioned double bedrooms, most with fitted wardrobes, including two with en-suite bathrooms, plus a separate family bathroom.

The front of the property boasts a charming garden and off-road parking for two vehicles. To the rear, the private garden is mainly laid to lawn and includes a patio area, a landscaped wild garden, and direct access to St Helens Wood—ideal for nature lovers.

Additional benefits include gas-fired central heating, double-glazed windows, and solar water heating.

This exceptional family home is being marketed by the vendors' chosen sole agents, Just Property. Early viewing is highly recommended.



ROOM DIMENSIONS

Front Door

Hallway
19'8" (6.00)

Cloakroom

WC

Family Lounge
17'1" x 11'9" (5.23 x 3.59)

Dining Room
11'9" x 10'2" (3.60 x 3.10)

Kitchen - Opening Into
15'1" x 9'9" (4.61 x 2.98)

Garden Room / Snug
12'11" x 9'2" (3.96 x 2.80)

Utility Room
10'5" x 5'1" (3.19 x 1.57)

Storage Cupboard

Stairs To Landing

Bedroom
10'4"x 10'0" (3.15x 3.05)

En Suite Shower Room

Family Bath and Shower Room

Principle Bedroom
16'0" x 15'2" (4.89 x 4.63)

En-Suite Shower Room

Bedroom
10'0" x 8'8" (3.05 x 2.66)

Bedroom
14'7" x 9'1" (4.45 x 2.78)

Bedroom
11'9" x 11'0" (3.60 x 3.36)

Off Road Parking

Double Garage
16'3" x 15'1" (4.97 x 4.60)

Front Garden

Patio Garden

Landscaped Rear Garden

Wild Garden

FEATURES

- Beautiful Spacious Detached Home
- Five Bedrooms and Three Bathrooms
- Secluded Position
- Close To St Helens Woods
- Three Reception Rooms
- Solar Heated Water Panels
- Off Road Parking and Double Garage
- Lovely Garden Room
- Double Glazing and Gas Central Heating
- Lovely Views

