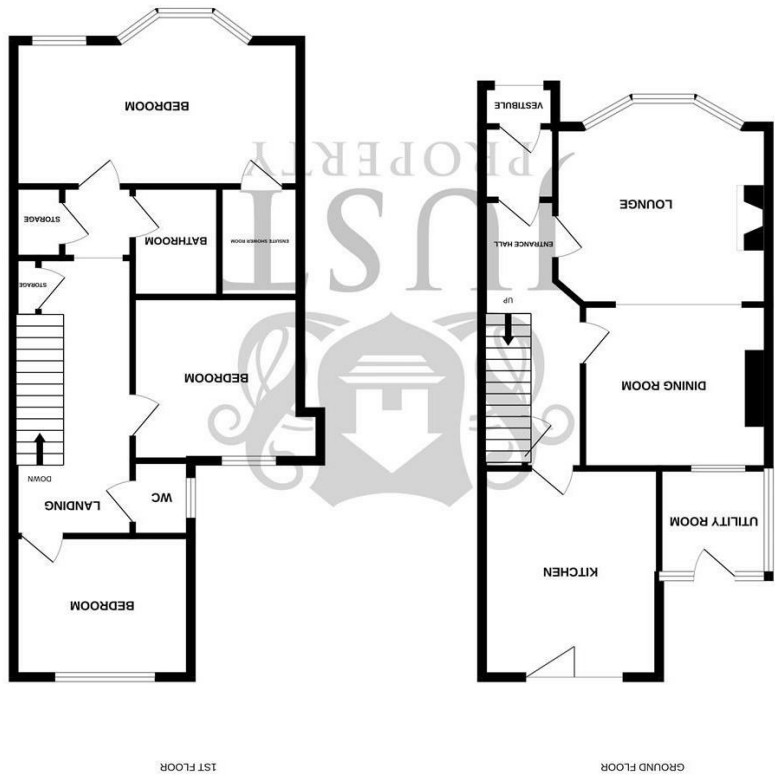




England & Wales		
EU Directive 2002/91/EC		
54	Not energy efficient - higher running costs	
	G	(1-20)
	F	(21-30)
	E	(31-40)
	D	(41-50)
	C	(51-60)
	B	(61-70)
87	Very energy efficient - lower running costs	
	A	(71-100)
Energy Efficiency Rating		
Potential	Current	

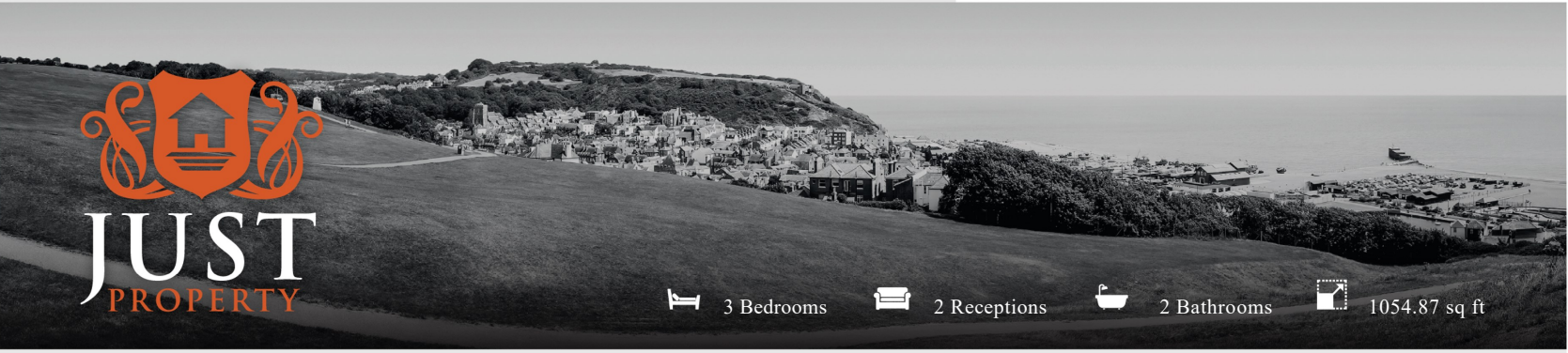


## FLOORPLANS

48 Alfred Road, Hastings, TN35 5HY



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



3 Bedrooms 2 Receptions 2 Bathrooms 1054.87 sq ft

48 Alfred Road, Hastings, TN35 5HY

Freehold

£375,000





Freehold

£375,000



3 Bedrooms



2 Receptions



2 Bathrooms



1054.87 sq ft

## PROPERTY DETAILS

Situated in the highly sought-after Alfred Road in the heart of Clive Vale, this charming three-bedroom end-of-terrace home effortlessly blends period character with modern comforts. Set back from the road with the rare benefit of off-road parking to the front, this delightful property is ideal for families or those seeking a spacious and stylish residence close to local amenities and transport links.

Upon entering, you're welcomed by a generously sized entrance hall that sets the tone for the spacious accommodation throughout. The ground floor offers a beautifully appointed lounge featuring a wood-burning stove and elegant bay windows that flood the room with natural light. Adjacent to the lounge is a separate dining room, perfect for entertaining or family meals.

At the rear of the property, the modern kitchen boasts integrated appliances and a sleek, contemporary finish. Bi-folding doors open seamlessly onto a sunny, well-established patio and garden—an ideal setting for al fresco dining or relaxing in the warmer months. Off the kitchen, a separate utility space provides additional convenience.

Upstairs, a large landing leads to three generous double bedrooms. The principal bedroom sits at the front of the home and features a charming bay window with an elevated outlook, as well as a stylish en-suite shower room. Two further double bedrooms are positioned at the rear, both enjoying peaceful garden views. A family bathroom with tasteful fittings, plentiful built-in storage, and a separate WC complete the first floor.

A further benefit of this property is the large attic space spanning the entire length of the house, accessible via a built-in drop-down ladder, providing excellent storage & potential.

With period features throughout, spacious proportions, and a prime location close to local shops, schools, parks, and excellent transport links, this wonderful property is not to be missed. Please contact the vendors' chosen sole agents, Just Property.



## ROOM DIMENSIONS

Entrance Vestibule

Entrance Hall

Lounge

15'3" x 12'7" (4.67m x 3.86m)

Dining Room

11'1" x 10'11" (3.40m x 3.33m)

Kitchen

13'8" x 9'10" (4.19m x 3.00m)

Side Porch/Utility Room

8'0" x 6'5" (2.44m x 1.98m)

Understair Storage

Stairs To First Floor

Landing

Bedroom

16'9" x 11'8" (5.13m x 3.56m)

En-suite Shower Room

Bedroom

9'3" x 8'7" (2.82m x 2.64m)

Bedroom

10'2" x 9'10" (3.12m x 3.00m)

Family Bathroom

Seperate W.C

Off-Road Parking

Rear Patio & Garden

## FEATURES

- End of Terrace Victorian Home
- Three Spacious Double Bedrooms
- Sought After Clive Vale Location
- Sun Trap Garden & Rear Patio
- Lounge & Separate Dining Room
- Modern Kitchen With Integrated Appliances
- Elegant Period Features
- Off-Road Parking
- Expansive Loft Space
- UPVC Double Glazing & Gas Central Heating

