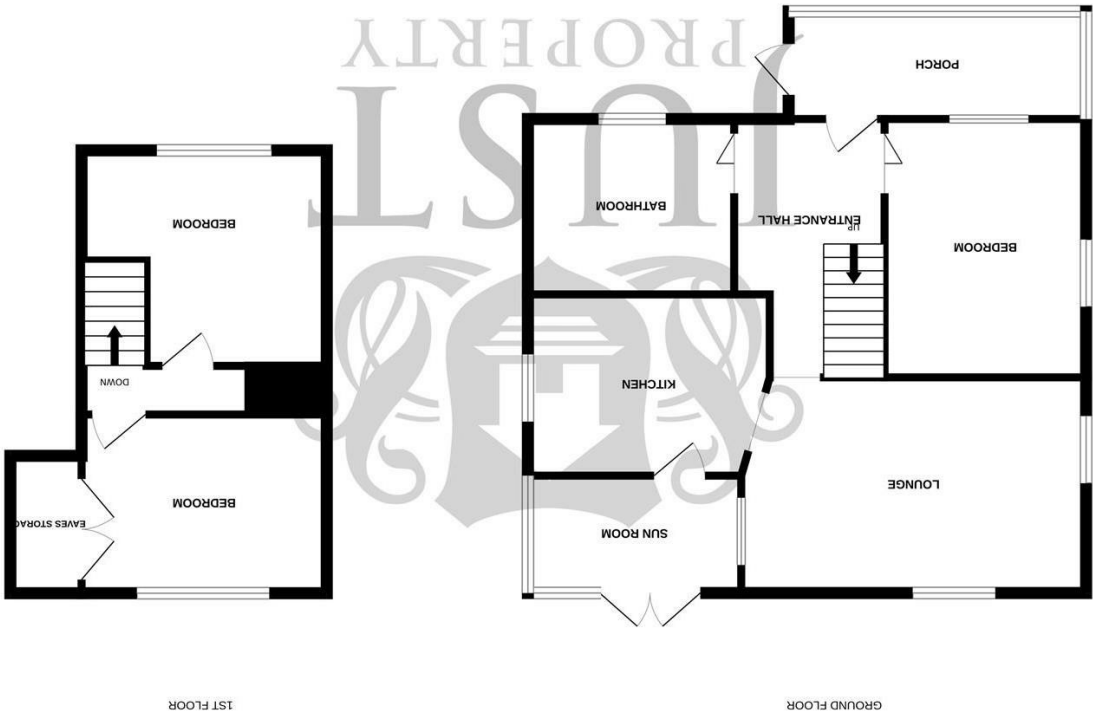




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective 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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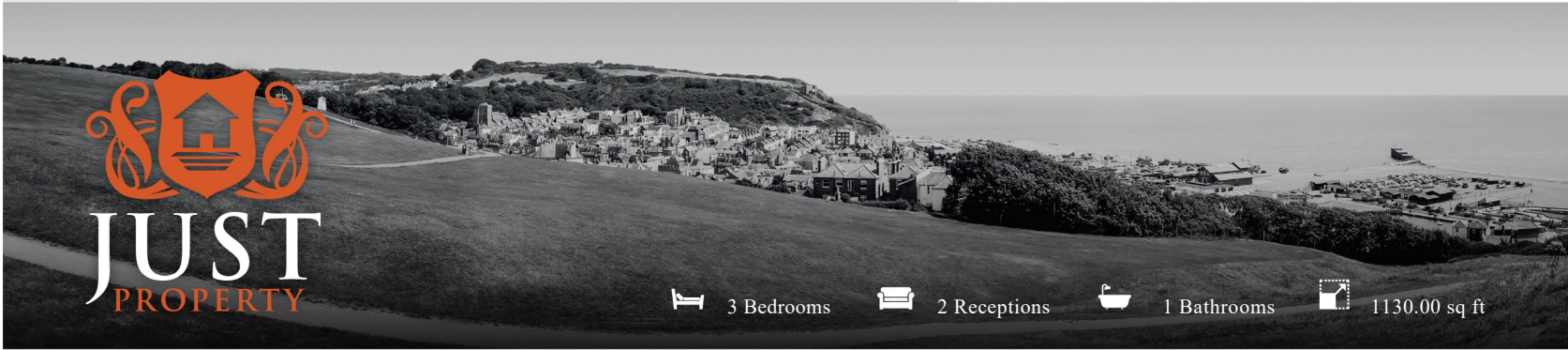
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
		Very energy efficient - lower running costs
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not energy efficient - higher running costs



FLOORPLANS

2 Lords Lane, Hastings, TN35 5EB

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 1130.00 sq ft

2 Lords Lane, Hastings, TN35 5EB

Freehold

£240,000





Freehold

£240,000



ROOM DIMENSIONS

Entrance Porch	Bedroom
Front Door	10'9" x 10'9" (3.28m x 3.28m)
Entrance Hall	Eaves Storage
Bedroom	Font & Rear Gardens
10'2" x 10'0" (3.10m x 3.05m)	Detached Garage & Drive
Bathroom	
Lounge	
18'0" x 9'10" (5.49m x 3.02m)	
Kitchen	
10'9" x 10'0" (3.28m x 3.07m)	
Sun Room	
Stairs To First Floor	
Bedroom	
10'9" x 10'2" (3.28m x 3.10m)	

PROPERTY DETAILS

Lot – 2 - Auction Guide Price – £240,000 - £250,000 Plus fees

The property is to be offered online by Clive Emson Auctioneers on 11 December 2025

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk

A three-bedroom detached residence, located in a rarely available private road in Clive Vale. The property is offered to the market chain free and presents considerable potential for improvement throughout.

Occupying a generous plot, the property is set well back from the road and enjoys a substantial frontage, providing off-road parking, a detached garage, and a sizeable front garden. The rear of the property also benefits from a private garden space, offering excellent scope for landscaping or further development.

Internally, the current layout comprises an entrance hallway, a lounge, a kitchen, a sun room, one ground floor bedroom, and a bathroom. The first floor accommodates two additional bedrooms, completing a flexible internal arrangement with scope for reconfiguration.

This property represents a rare chance to acquire a detached home in a sought-after location, with substantial potential to add value through refurbishment.

FEATURES

- CHAIN FREE
- CASH BUYERS ONLY
- Detached House
- Three Well-Proportioned Bedrooms
- Generous Wrap Around Gardens
- Excellent Location
- Huge Potential
- Detached Garage & Drive
- Lounge & Separate Sun Room
- Council Tax Band D



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.