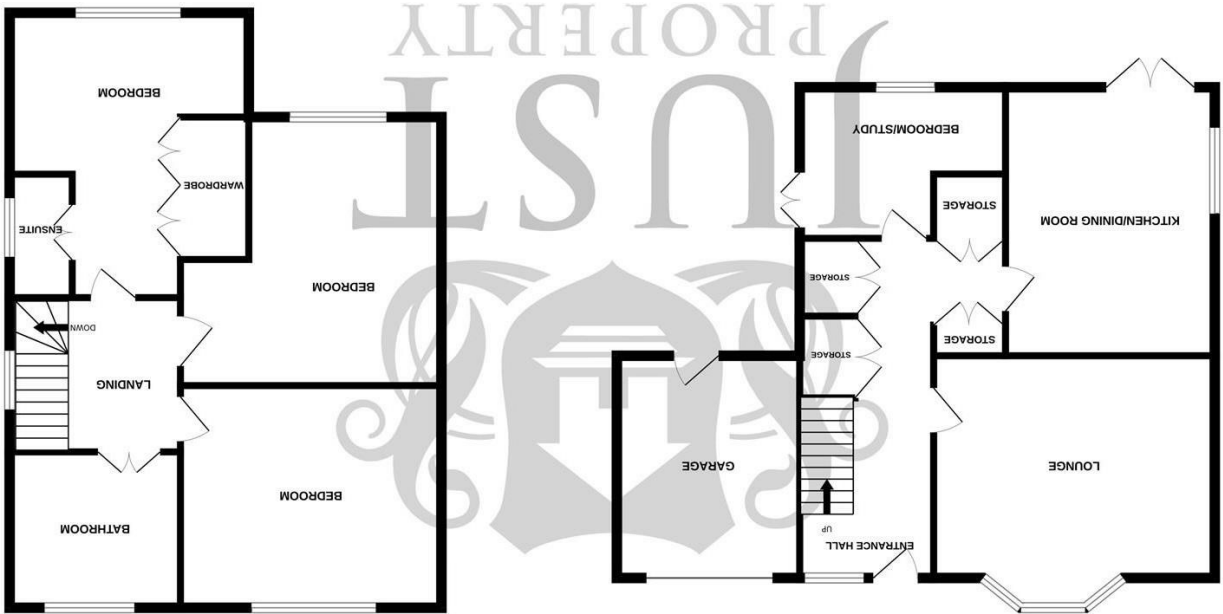




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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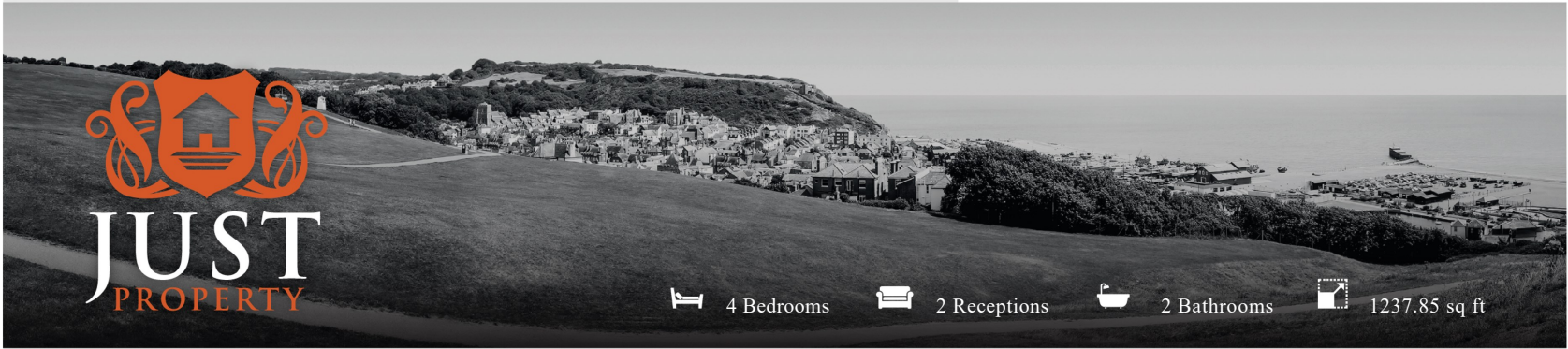
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	73	78
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



# FLOORPLANS

17 The Broadway, Hastings, TN35 5EH

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



4 Bedrooms 2 Receptions 2 Bathrooms 1237.85 sq ft

17 The Broadway, Hastings, TN35 5EH

Freehold

£425,000







Freehold

£425,000



4 Bedrooms



2 Receptions



2 Bathrooms



1237.85 sq ft

## PROPERTY DETAILS

### CHAIN FREE

A beautifully presented and extended four bedroom detached family home, available chain free and tucked away in a quiet residential road in Hastings. The property is ideally located within easy reach of the village amenities in Ore, the wide open spaces of Hastings Country Park, as well as Hastings town centre, the historic Old Town, seafront and promenade.

The current owners have made significant improvements to the property, including a thoughtful extension to create four spacious double bedrooms, with the principal bedroom enjoying its own en-suite shower room and dressing area. The accommodation offers excellent storage throughout, a well-proportioned family lounge, and a bright open-plan kitchen and dining space with French doors leading directly out to the rear garden.

A particular highlight is the superb garden office, perfect for those working from home, creative hobbies or guest use, complete with a wood-burning stove for year-round comfort.

Further benefits include a garage, off-road parking, UPVC double glazing, and gas-fired central heating.

This is a wonderful, ready-to-move-into family home in a great location — early viewing is highly recommended.

## ROOM DIMENSIONS

Front Door

Hallway

Lounge  
13'1" x 10'7" (4.01 x 3.25)

Kitchen / Dining Room  
21'2" x 9'6" (6.46 x 2.91)

WC

Storage Cupboards x 3

Bedroom  
12'1" x 10'0" (3.70 x 3.06)

Stairs up to Landing

Bath / Shower Room  
8'2" x 5'7" (2.50 x 1.71)

Bedroom  
11'11" x 10'7" (3.65 x 3.25)

Bedroom

11'11" x 10'7" (3.65 x 3.25)

Bedroom

17'3" x 11'9" (5.27 x 3.60)

Storage

En Suite

Garage

Off Road Parking

Home Office  
20'8" x 9'3" (6.30 x 2.83)

Rear Garden

## FEATURES

- Detached Family Home
- Four Double Bedrooms
- Beautifully Presented
- Fantastic Summer House With Wood Burner
- Open Plan Kitchen and Dining Room
- Principle Bedroom Suite
- Close To Country Park and Village
- Enclosed Rear Garden
- Ample Storage
- CHAIN FREE and Garage



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.