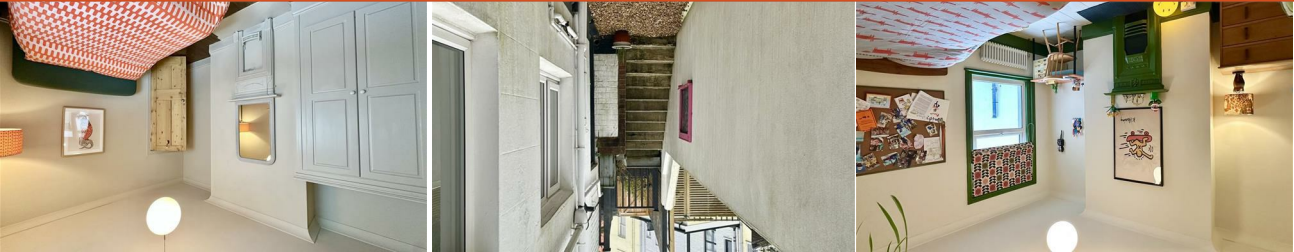




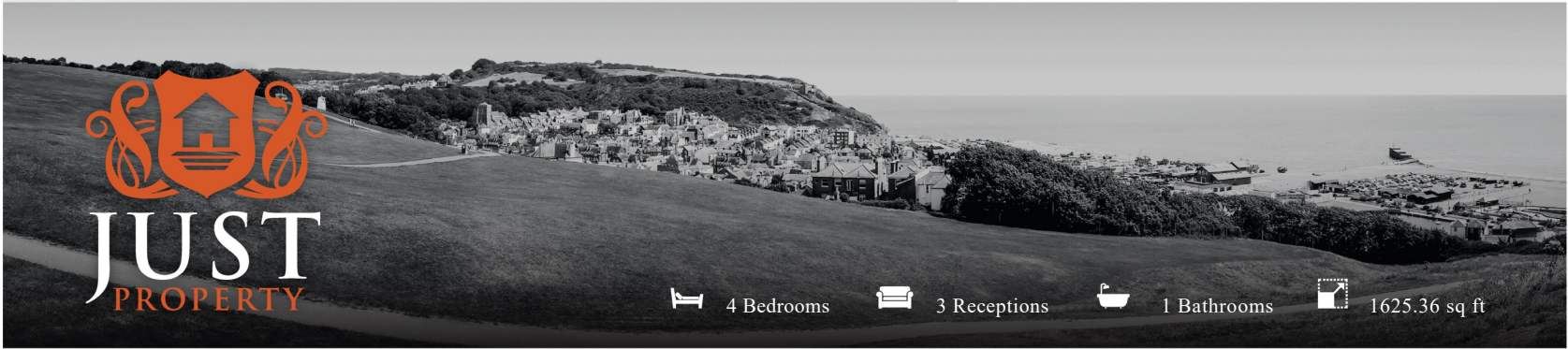
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
83	68	A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs



## FLOORPLANS

7 Godwin Road, Hastings, TN35 5JR

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



7 Godwin Road, Hastings, TN35 5JR

4 Bedrooms 3 Receptions 1 Bathrooms 1625.36 sq ft

Freehold  
£495,000





Freehold

£495,000

4 Bedrooms 3 Receptions 1 Bathrooms 1625.36 sq ft

## PROPERTY DETAILS

£495,000

Located on the charming and highly desirable Godwin Road in Hastings, this exquisite mid-terrace Victorian house offers a perfect blend of classic elegance and modern living. Spanning an impressive 1,625 square feet, this immaculate property boasts three spacious bedrooms as well as an easy access loft room, making it an ideal family home or a delightful retreat for those seeking ample space.

As you step inside, you are greeted by a beautifully designed open plan lounge diner, which creates a warm and inviting atmosphere, perfect for both entertaining guests and enjoying quiet family evenings. The natural light floods through the large bay windows, enhancing the sense of space and comfort throughout the home.

The location is truly enviable, situated just a stone's throw away from the picturesque Fire Hills, where you can enjoy scenic walks and breath taking views. Additionally, the historic Old Town of Hastings is within walking distance, offering a delightful array of shops, cafes & pubs that capture the essence of this vibrant coastal town.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all this wonderful home has to offer in person.

Council Tax Band - C

## ROOM DIMENSIONS

Entrance Hall

Lounge  
15'5" x 12'2" (4.70 x 3.71)

Dining Room  
12'0" x 10'7" (3.66 x 3.25)

Kitchen/Dining Room  
22'0" x 10'2" (6.73 x 3.10)

Downstairs W.C

First Floor Landing

Bedroom One  
17'1" x 15'1" (5.23 x 4.60)

Bedroom Two  
12'2" x 10'2" (3.73 x 3.10)

Bedroom Three  
3.73 x 3.20

Bathroom  
7'3" x 6'0" (2.21 x 1.85)

Separate W.C

Stairs to

Loft Room  
15'5" x 11'6" (4.70 x 3.53)

Front Garden

Rear Garden

## FEATURES

- Victorian Terraced House
- Favoured Clive Vale Area
- Three Double Bedrooms
- Two Reception Rooms
- 22ft Kitchen/Diner
- 15'5 Loft Room
- Family Bathroom & Separate W.C
- Landscaped Garden
- Open Log Burner
- Viewing Considered Essential

