



ESTATE AGENTS

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Price £415,000

If you are looking for a BEAUTIFULLY PRESENTED VICTORIAN TERRACED HOUSE located in the highly sought-after CLIVE VALE region of Hastings look no further than this STUNNING example.

This EXQUISITE home offers SPACIOUS EXTENDED ACCOMMODATION over two floors comprising an entrance hallway, lounge OPEN PLAN to DINING ROOM, MODERN FITTED KITCHEN-BREAKFAST ROOM with BI-FOLD DOORS and a range of INTEGRATED APPLIANCES, first floor landing with TWO DOUBLE BEDROOMS and TWO BATHROOMS; one of which is extremely spacious and was formerly a bedroom. To the rear of the property is a PRIVATE AND SECLUDED REAR GARDEN with a southerly aspect, perfect for entertaining, whilst to the front of the property is OFF ROAD PARKING.

Please call the owners sole agents now to arrange your viewing on this BEAUTIFULLY PRESENTED HOME to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE VESTIBULE

Door to;

SPACIOUS ENTRANCE HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboards, thermostat control. radiator, door to dining room and door to;

KITCHEN

15'7 max x 15'7 (4.75m max x 4.75m)

Exceptionally well-presented modern fitted kitchen with a range of eye and base level units with granite worksurfaces over, bi-fold doors onto garden, space for fridge freezer, integrated oven, integrated steam oven, integrated microwave, integrated Nespresso coffee machine, five ring gas hob with extractor above, island, inset sink with mixer tap and breakfast bar with integrated plug sockets, feature fire surround, inset ceiling spotlights, radiators, two skylights, opening to;

DINING ROOM

10' max x 11'6 (3.05m max x 3.51m)

Radiator, picture rail, return door to hallway, open plan to;

LOUNGE

14'3 max into bay x 12' (4.34m max into bay x 3.66m)

Feature fireplace, double glazed bay window to front aspect, picture rail, radiator.

DOWNSTAIRS WC

Wash hand basin, radiator, extractor fan, inset ceiling spotlights.

FIRST FLOOR LANDING

Loft hatch, picture rail, into;

BEDROOM ONE

14'4 narrowing to 11'8 x 14'7 (4.37m narrowing to 3.56m x 4.45m)

Double glazed bay window to front aspect and further double glazed window to front aspect, wardrobe built into recess, two radiators, picture rail, feature fire surround.

BEDROOM TWO

12' x 9'4 (3.66m x 2.84m)

Double glazed window to rear aspect, radiator, feature fire surround.

BATHROOM

11'6 x 8'11 (3.51m x 2.72m)

Formerly a bedroom and now comprising a roll top bath with mixer tap and shower attachment, walk in double shower with rainfall style shower attachment, wash hand basin with storage below, dual flush wc, radiator, inset ceiling spotlight, extractor fan, double glazed window to rear aspect.

SHOWER ROOM

6'9 x 6'3 (2.06m x 1.91m)

Shower with rainfall style shower attachment, low level dual flush wc, wash hand basin, radiator, double glazed obscured window to side aspect.

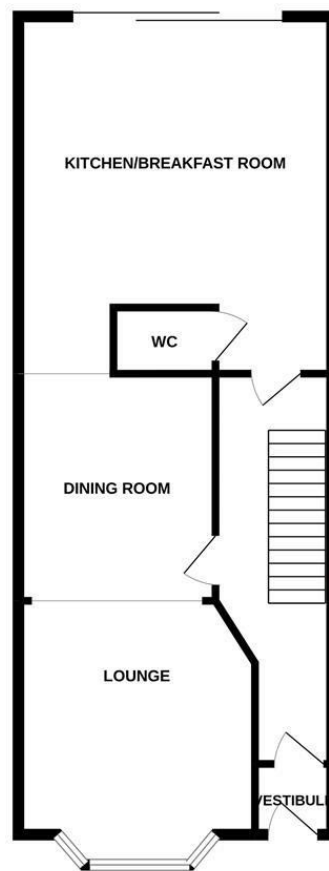
REAR GARDEN

Private and secluded enjoying a southerly aspect, arranged for ease of maintenance, large patio area ideal for entertaining, summer house with power and windows to front aspect, enclosed fenced boundaries.

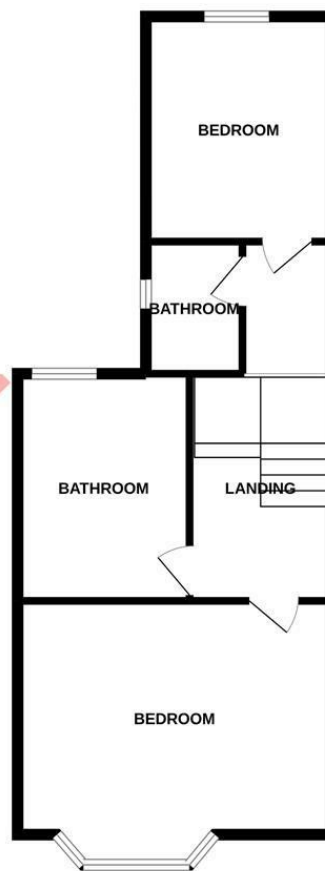
Council Tax Band: B



GROUND FLOOR



1ST FLOOR



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, 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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