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**10 Amherst Gardens, Hastings, TN34 1TU**  
**Guide Price £750,000**

**\*\*\*GUIDE PRICE £750,000 - £775,000\*\*\*** Welcome to this stunning detached house located in the desirable Amherst Gardens of Hastings. This charming property, built in 1930, spans three floors and boasts a generous five spacious bedrooms, two bathrooms (one of which is en-suite) and triple aspect lounge. One of the standout features of this property is the modern open plan kitchen diner and conservatory which provides a great space for entertaining and is the heart of this family home. The level garden has been carefully planted with many evergreen shrubs creating a high degree of privacy. There are two large garages perfect for a workshop or extra storage space, and parking provision with space for up to five vehicles. Situated in a prime, quiet location, everything is in close proximity: the beach, park, woods, town centre, train stations and good local schools are all a short walk away. Opposite the house is a tennis club situated in park-like gardens. This house offers the perfect blend of tranquillity and accessibility, providing a warm and welcoming atmosphere for you to call home. Don't miss out on the opportunity to own this rarely available art deco style house in Amherst Gardens - a true gem in the heart of Hastings.





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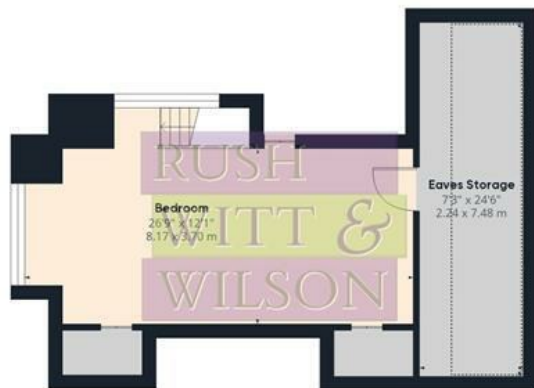
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**Floor 0** Building 1



**Floor 1** Building 1



**Floor 2** Building 1



**Floor 0** Building 2

**Approximate total area<sup>(1)</sup>**

2763.08 ft<sup>2</sup>

256.7 m<sup>2</sup>

**Reduced headroom**

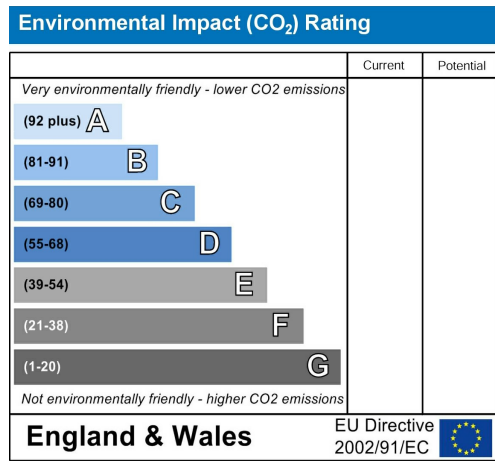
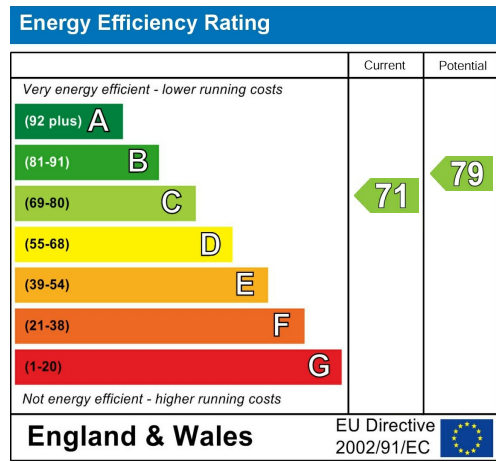
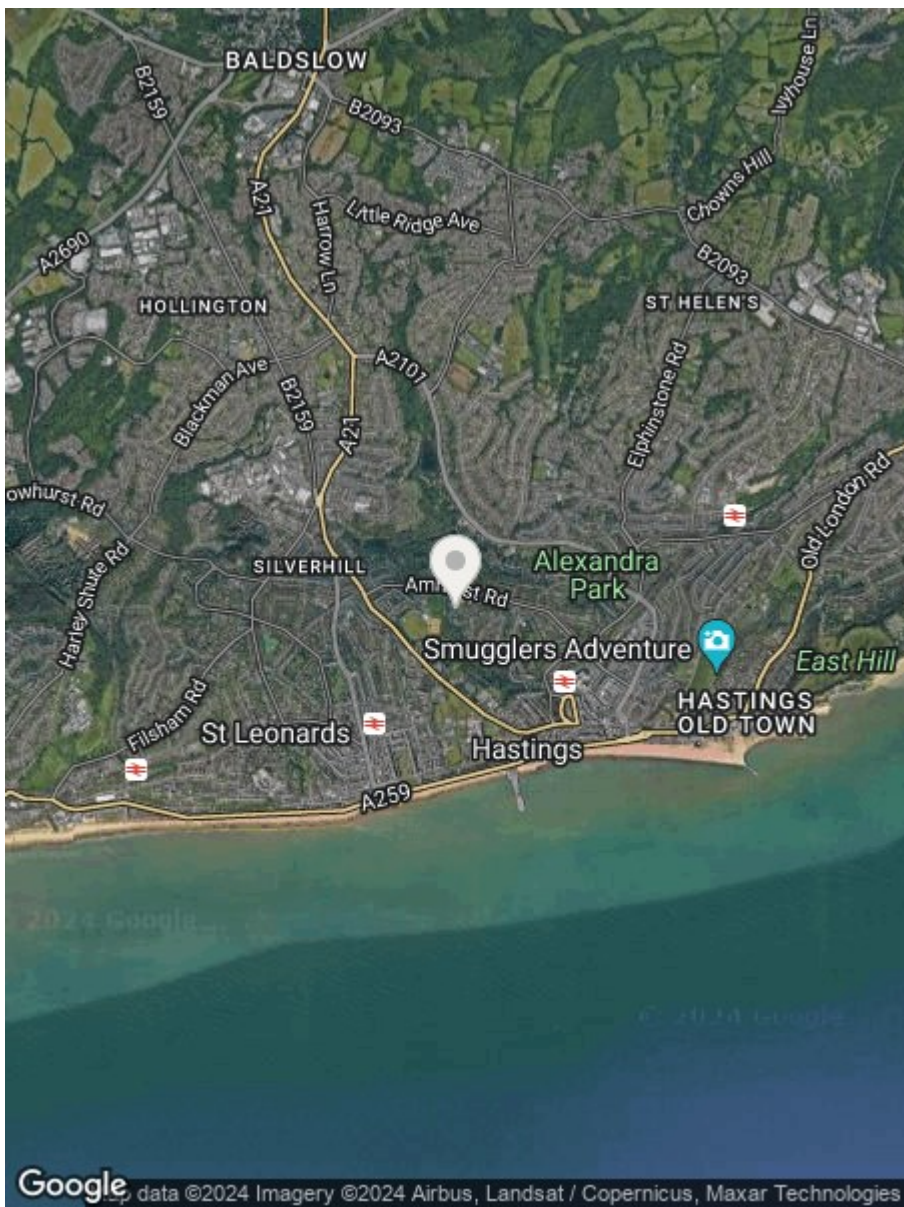
135.46 ft<sup>2</sup>

12.58 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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