

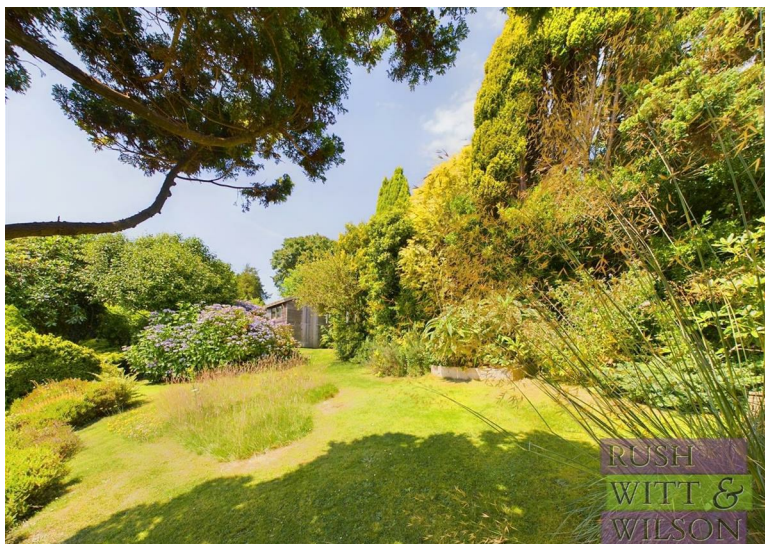
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25 Friars Way, Hastings, TN34 2AZ
£600,000

Nestled in the sought-after Blacklands area of Hastings, this stunning four-bedroom detached house on Friars Way offers a perfect blend of comfort and style. Boasting picturesque sea views, this property is a true gem in a desirable location. Upon entering, you are greeted by a bright living room that overlooks the front of the house, creating a welcoming atmosphere. The extended kitchen/diner at the rear is a highlight, featuring a glazed roof and sliding doors that open up to the rear garden, allowing natural light to flood the space. The contemporary kitchen units with integrated appliances make this area perfect for both cooking and entertaining, with ample space for a dining table. This property is ideal for family living, with two double bedrooms and a shower room on the ground floor, offering convenience and flexibility. Upstairs, the two additional bedrooms include the main bedroom that offers breath-taking sea views, providing a peaceful retreat. Ample eaves storage and a second shower room complete the first floor. The established rear garden is a haven of tranquillity, featuring two tiers of lawn, mature shrubs, trees, and a raised decked area, perfect for outdoor dining and relaxation. Additionally, the front driveway provides off-road parking for multiple vehicles, leading to the garage. Located close to well-regarded primary and secondary schools, good transport links, St. Helens Woods, and Alexandra Park, this property offers not just a beautiful home, but a lifestyle. With its excellent standard of presentation throughout, this house is ready to welcome its new owners into a world of comfort and elegance.







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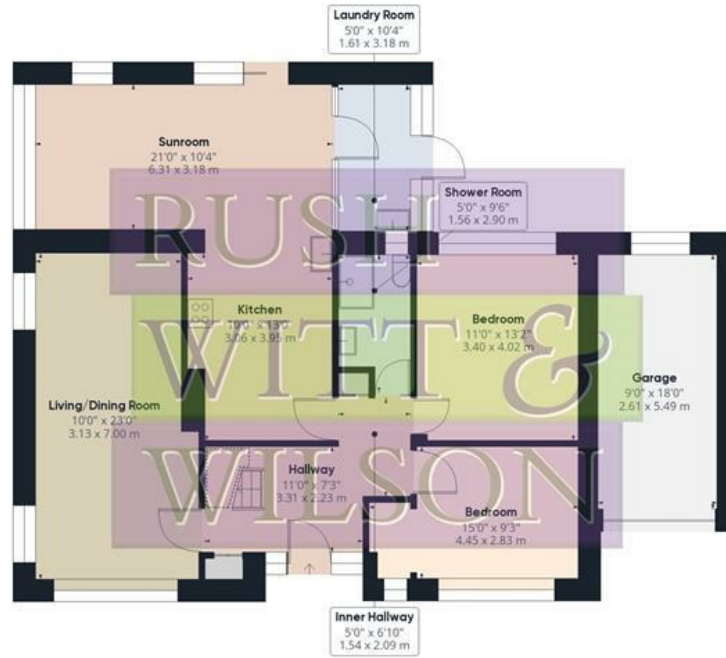
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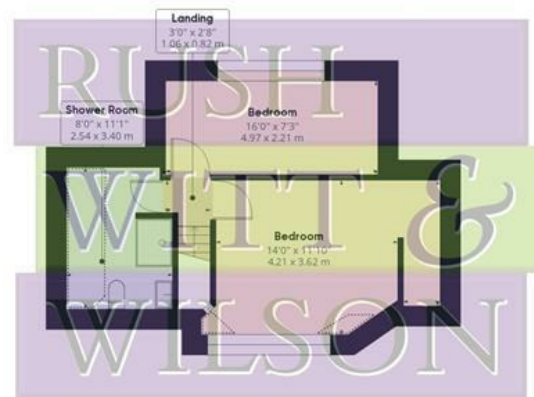
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Floor 0



Floor 1

Approximate total area⁽¹⁾

1666.58 ft²

154.83 m²

Reduced headroom

50.7 ft²

4.71 m²

(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.

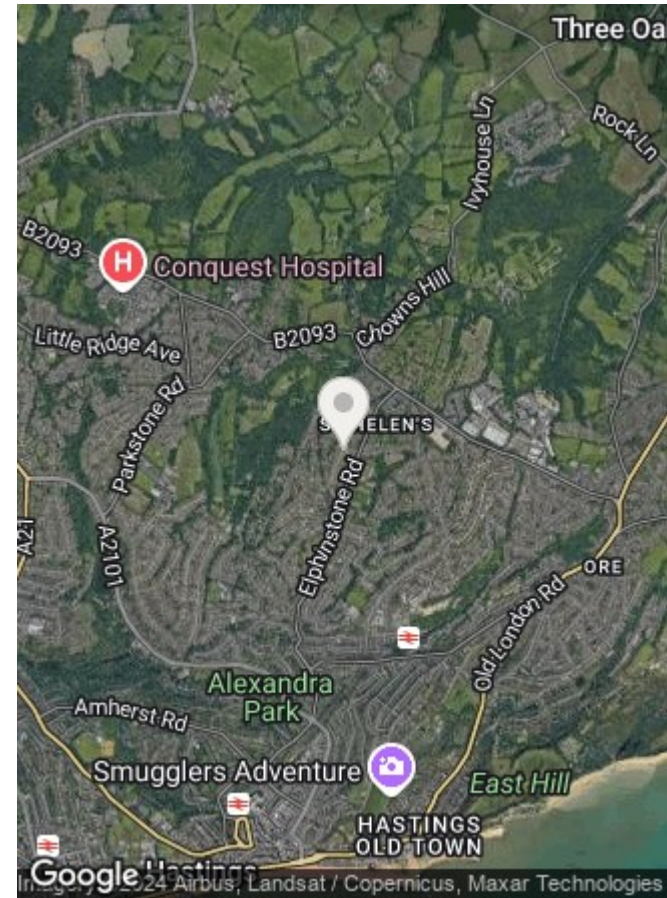
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Energy Efficiency Rating

	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		
	66	79

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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