

14 Boyne Road, Hastings, TN35 5NZ
Offers In Excess Of £300,000 Freehold

CHAN FREE Nestled in the desirable Clive Vale area of Hastings, this charming three-bedroom semi-detached family home on Boyne Road offers a delightful blend of comfort and convenience. The house is well-presented throughout, making it an ideal choice for families or those seeking a peaceful retreat. As you enter, you are welcomed into a spacious reception room that exudes warmth and character. The home features a lovely conservatory, providing an inviting space to relax and enjoy the surrounding views. The property is situated on a corner plot, which enhances its appeal and offers additional outdoor space. The three well-proportioned bedrooms provide ample accommodation for family living, while the bathroom is conveniently located to serve the household. One of the standout features of this property is the sunny aspect garden, perfect for enjoying the outdoors and ideal for entertaining or simply unwinding after a long day. Off-road parking is available for a couple of vehicles, adding to the convenience of this lovely home. The location is particularly advantageous, with easy access to the scenic walks over the East Hill, allowing you to explore the natural beauty of the area. Additionally, the vibrant Hastings Old Town is just a short distance away, offering a variety of shops, cafes, and cultural attractions. This property is offered to the market chain-free, making it an excellent opportunity for those looking to move swiftly into their new home. With its appealing features and prime location, this semi-detached house is not to be missed.








RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON



Floor 0



Floor 1



RUSH WITT & WILSON

Approximate total area(1)

86.7 m²

934 ft²

Reduced headroom

0.1 m²

1 ft²

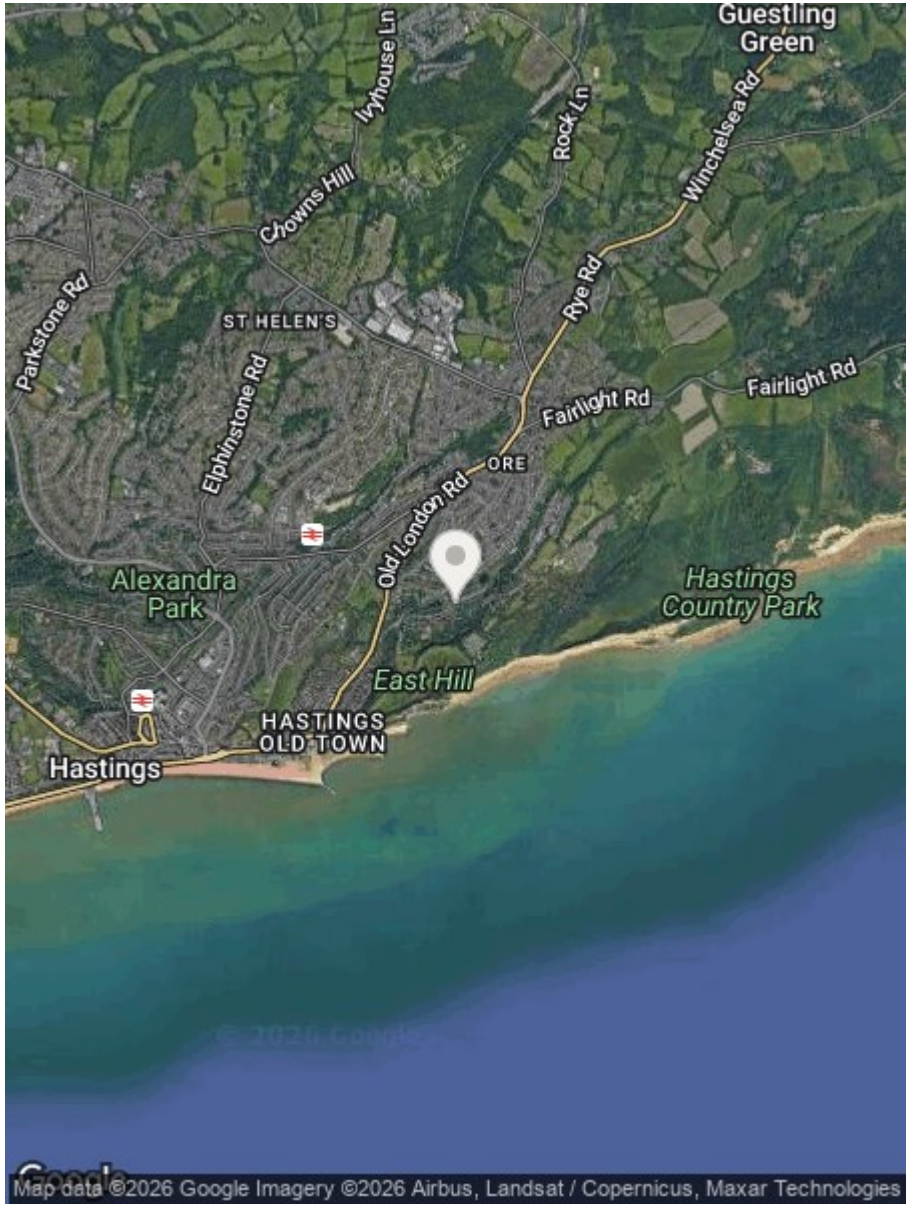
(1) Excluding balconies and terraces

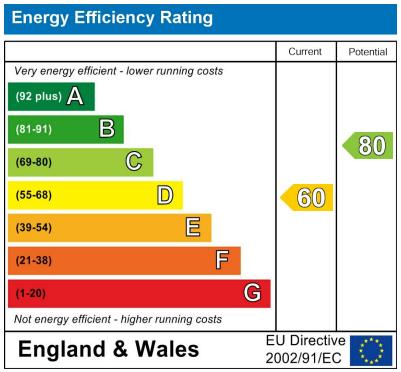
Reduced headroom

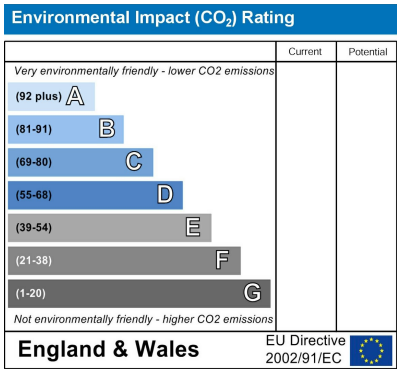
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk