

MADE



264 Elphinstone Road
, Hastings, TN34 2AG

Offers in excess of £550,000



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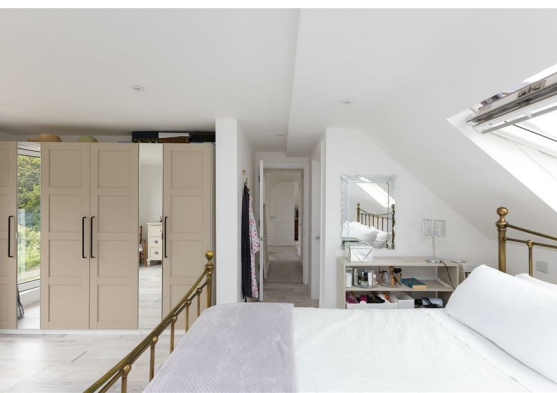
, Hastings, TN34 2AG

A beautifully presented **THREE BEDROOM DETACHED HOUSE** with **OFF-ROAD PARKING**, extensive gardens and **FAR-REACHING SEA VIEWS**, set in an elevated position above Hastings Town centre. The house enjoys a wonderful setting while remaining within easy reach of St. Helens Woods, local amenities and excellent transport links. Having been completely renovated in the past three years the house is presented to an excellent standard throughout. At the heart of the home is an impressive **OPEN-PLAN LIVING SPACE** which measures 28' x 19'3, thoughtfully designed for modern living with two sets of **BI-FOLDING DOORS** open onto a generous **RAISED DECK**, blurring the boundary between inside and out and drawing natural light throughout the space. The stylish kitchen is arranged around a **CENTRAL ISLAND** and offers ample room for a dining table, creating a sociable setting equally suited to entertaining and everyday family life. There is a separate reception room with a large **BAY WINDOW** which would make an excellent third bedroom with a beautifully appointed **FAMILY BATHROOM**. Upstairs there are **TWO WELL-PROPORTIONED DOUBLE BEDROOMS**, each opening onto **JULIET BALCONIES** with glass balustrade, alongside a **STUDY** and a **SHOWER ROOM**. The **PRINCIPAL BEDROOM** further benefits from a contemporary **EN-SUITE SHOWER ROOM**. From its elevated vantage point, the house enjoys **FAR-REACHING VIEWS** across the rooftops of Hastings and out towards the

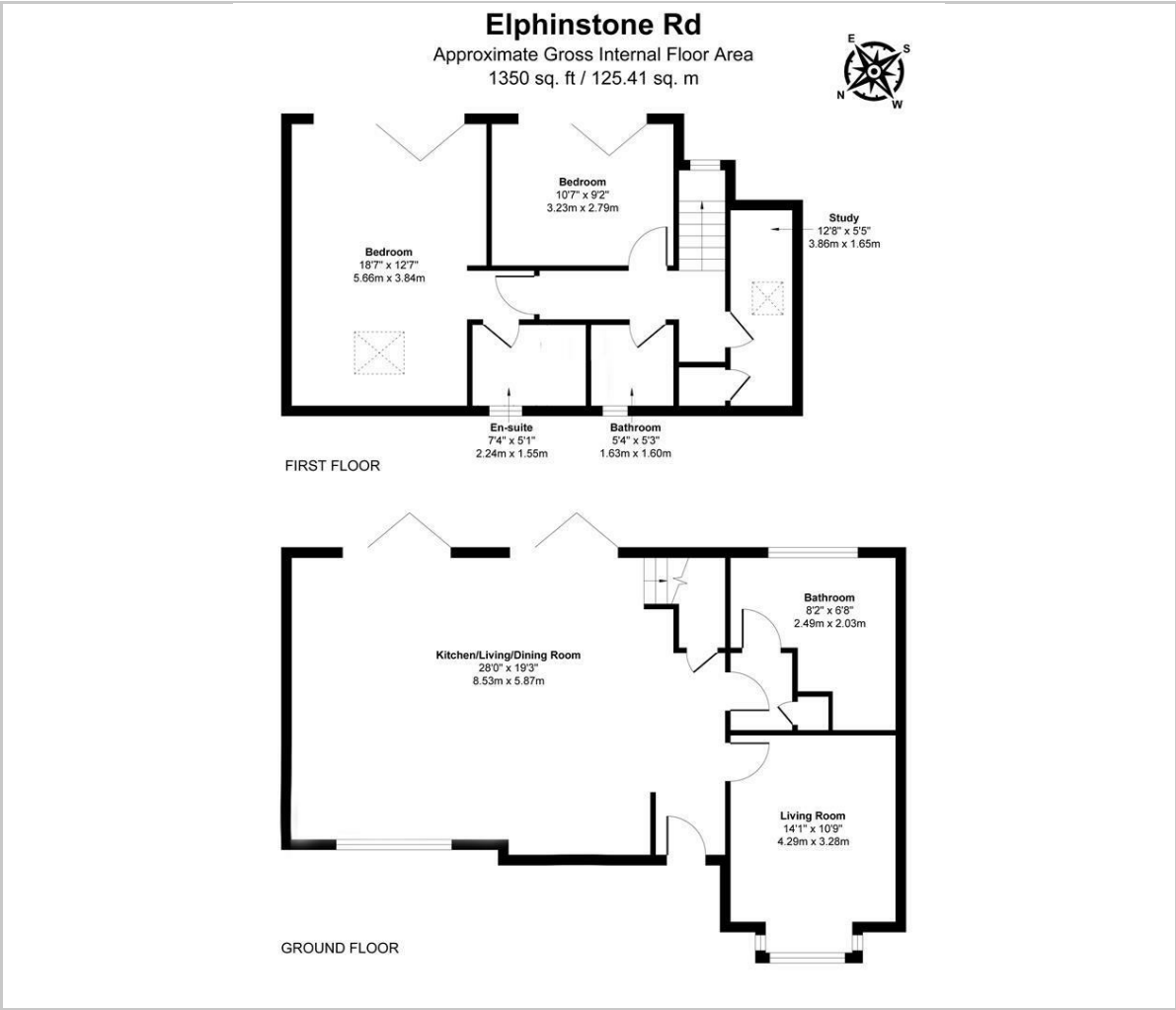




ENGLISH CHANNEL. The gardens here are a particular highlight, a substantial RAISED DECK provides an idyllic setting for AL-FRESCO DINING, stepping down to a lower patio and an expansive lawn which extends into a WOODED AREA beyond. Mature planting, established borders and RAISED VEGETABLE BEDS lend the garden a sense of character and seclusion throughout the seasons. At the front of the property the DRIVEWAY provides OFF-ROAD PARKING FOR MULTIPLE VEHICLES.



Floor Plan



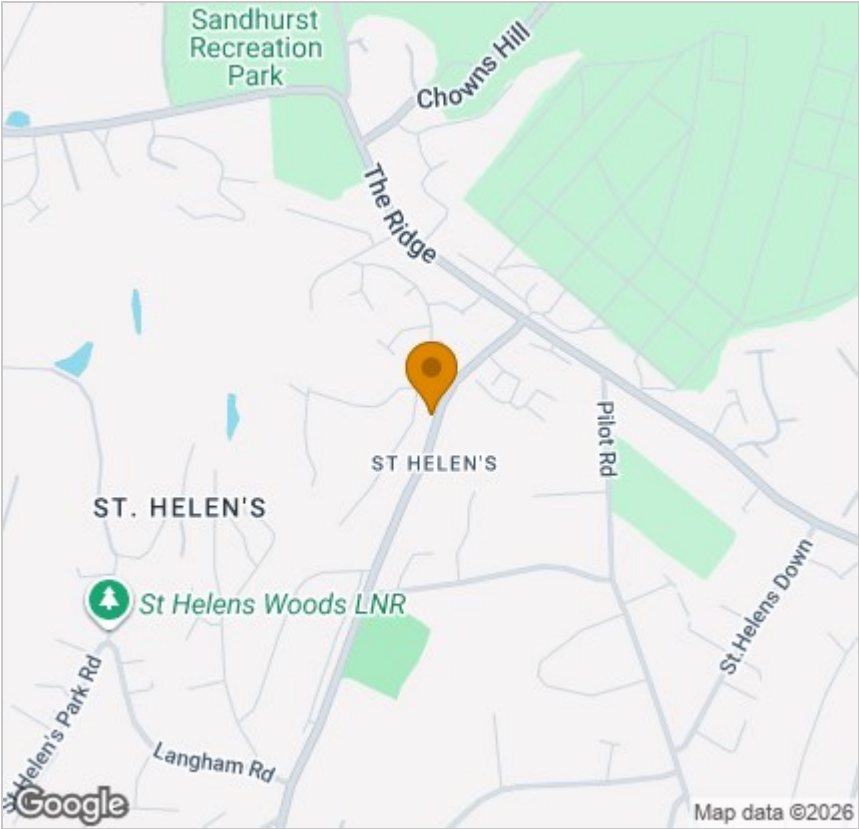
Viewing

Please contact our Hastings Office on 01424 444700 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

