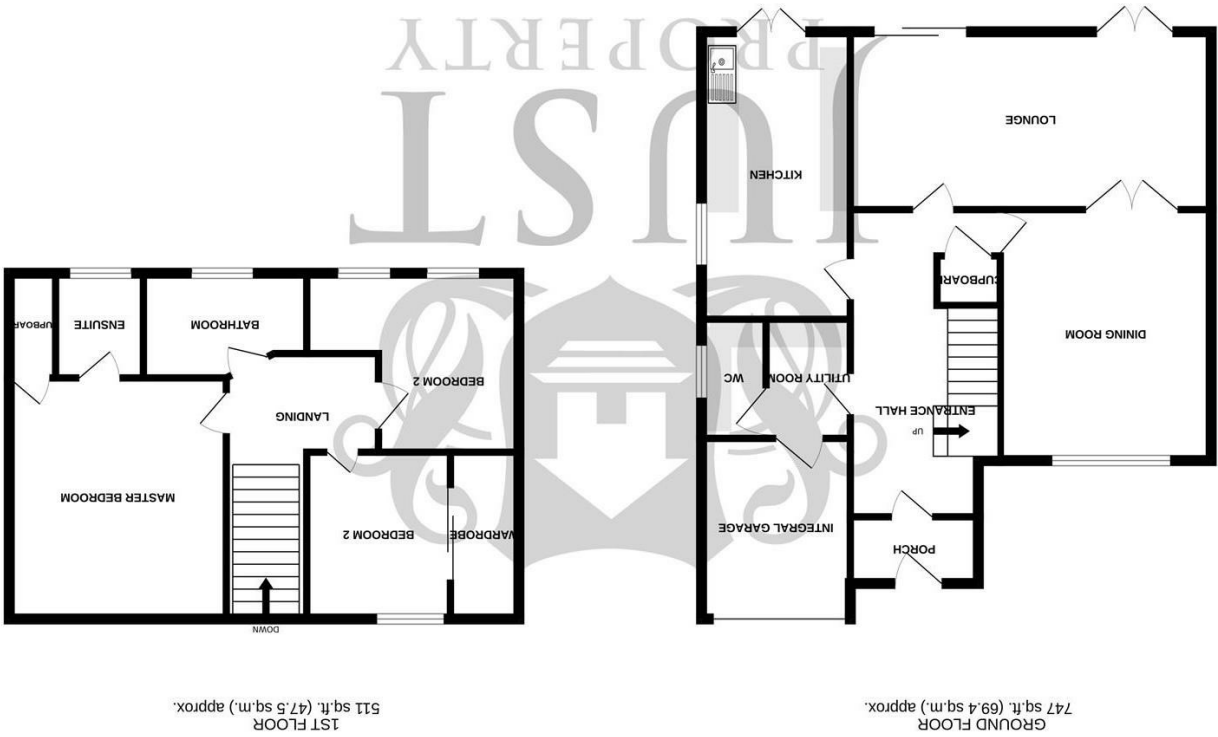




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	73	85
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. 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.

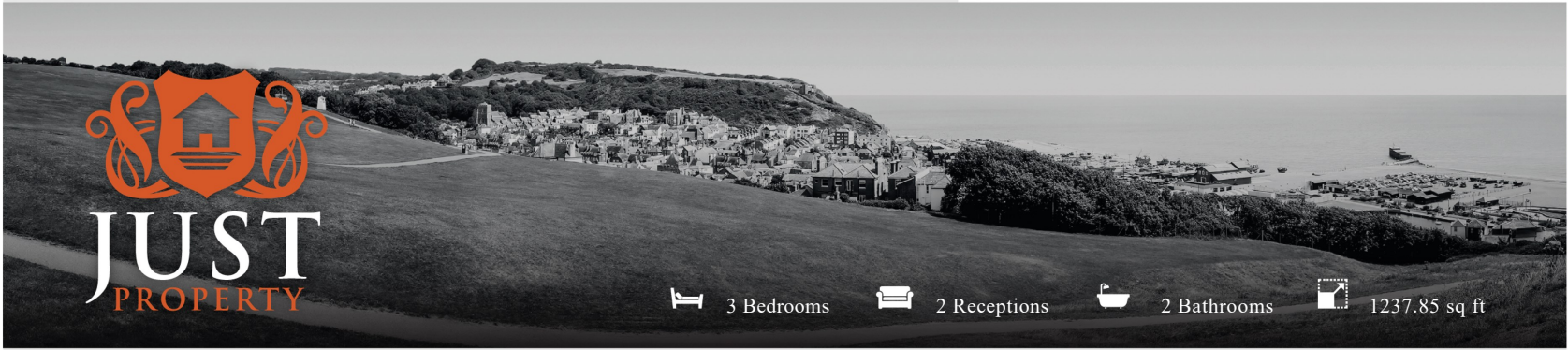

Made with Metropix ©2025





## FLOORPLANS

5 Ghyllside Avenue, Hastings, TN34 2QA



[www.justproperty.net](http://www.justproperty.net)



 3 Bedrooms 2 Receptions 2 Bathrooms 1237.85 sq ft

5 Ghyllside Avenue, Hastings, TN34 2QA



Freehold

£450,000







Freehold

£450,000



3 Bedrooms



2 Receptions



2 Bathrooms



1237.85 sq ft

## PROPERTY DETAILS

Offers Over £450,000

Just Property is proud to present a rare opportunity to acquire this charming three-bedroom detached property, ideally situated within the highly sought-after Ghyllside area of Hastings. The property backs onto "The Ghyll", a beautiful woodland area with footpaths leading down to Alexandra Park. It is conveniently located within walking distance of local schools, and shops, while also offering easy access to both Hastings and St Leonards town centres, as well as the beautiful seafront and promenade.

The living accommodation is arranged over two floors, and is immaculately presented throughout; a credit to the current owners. Upon entering, you are welcomed by a generously sized porch leading into a bright and airy hallway. Off the hallway is a modern kitchen, which boasts ample storage and space for white goods. The lounge/dining area is a versatile space, with French doors allowing it to be opened up or separated as needed. This area benefits from an abundance of natural light and direct access to the garden.

The first floor comprises all three bedrooms, including a well-appointed principal bedroom with built-in storage and an en-suite. A modern bathroom with a W.C. completes the upper level.

Externally, the property benefits from off-road parking and a garage. The rear garden is low-maintenance and split level, with pergola-covered seating area (custom-fitted blinds); extensive glass balustrading, a large paved lower area with ample space for summer house / garden office. Fencing and sleepers have been recently replaced to a high spec. Gated access either side of the house from front to back.

Additional features include double and triple glazing throughout, a downstairs W.C, a utility area, and gas-fired central heating. This property would suit buyers looking for low maintenance, but with scope for adding or enhancing due to the elegant simplicity of its design.

Viewings can be arranged by the vendors choice of sole agents, Just Property

## ROOM DIMENSIONS

Front Door

Entrance Porch

Entrance Hall

Dining Room  
14'0" x 11'8" (4.27 x 3.58)

Living Room  
19'5" x 9'6" (5.94 x 2.90)

Kitchen  
15'8" x 9'3" (4.80 x 2.82)

W.C

Utility Room

Stairs to First Floor

Bedroom  
9'6" x 9'2" (2.90 x 2.80)

Bedroom  
11'5" x 9'6" (3.48 x 2.92)

Bathroom

En-suite

Bedroom  
13'1" x 11'7" (4.00 x 3.55)

Garage

Rear Garden

## FEATURES

- Highly Desirable Family Orientated Area
- Three Bedroom Detached Home
- Immaculately Presented Throughout Credit To The Current Owners
- Both An En-Suite and Family Bathroom
- Completely Private Rear Garden
- Garage with Both Internal and External Access
- Off Road Parking For Numerous Vehicles
- Recently Renovated Throughout
- Viewing Considered Essential
- Call Just Property On 01424 444 100 To Arrange Access

