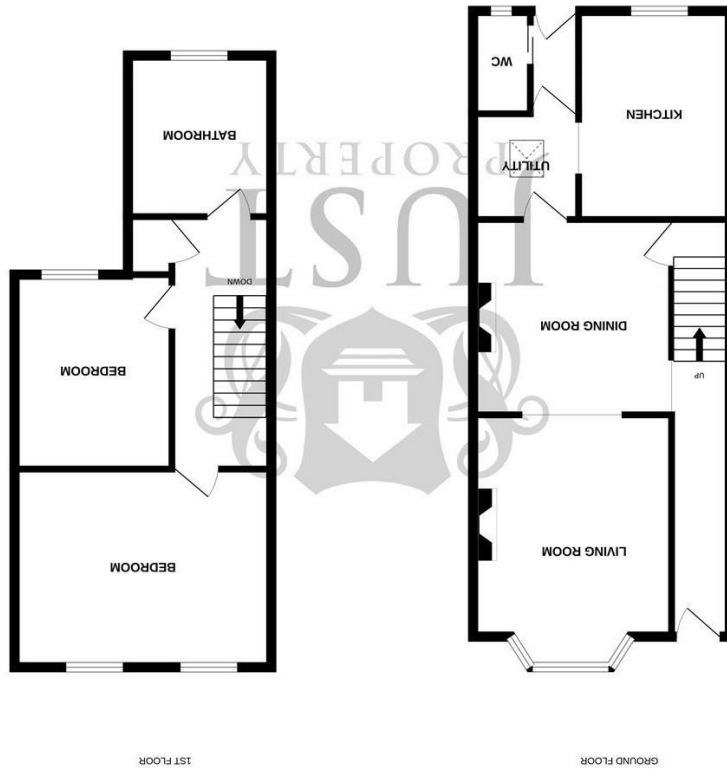


| England & Wales | |
|---------------------------------------------|-------------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | A (92 plus) |
| | B (81-91) |
| | C (69-80) |
| | D (55-68) |
| | E (39-54) |
| | F (21-38) |
| Not energy efficient - higher running costs | G (1-20) |
| Current | 71 |
| Potential | 79 |



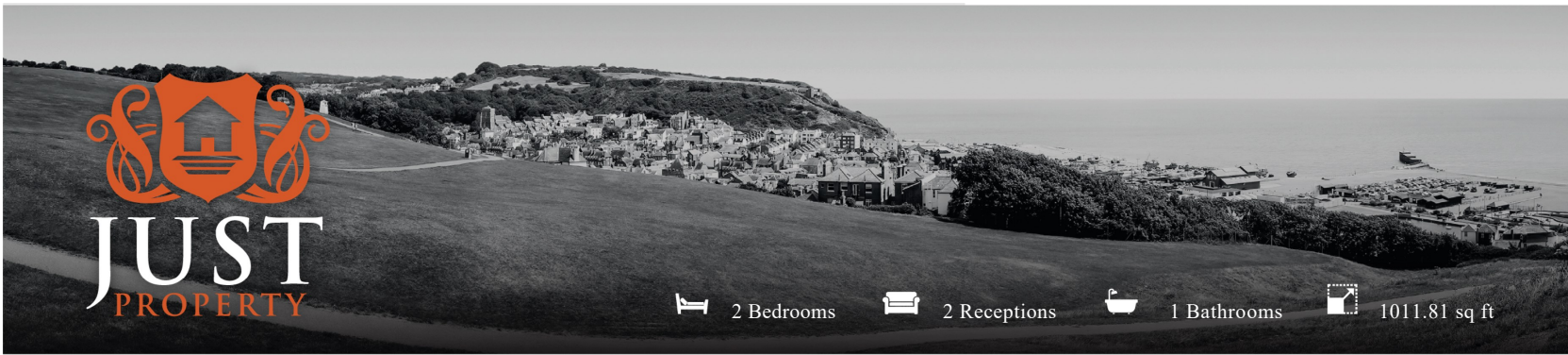
These floor plans have been made to assist you in your decision to purchase. They are not intended to be used as a contract. The company therefore gives notice that none of the material issues or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you. Plans are shown for information only. They are not intended to be used as a contract. The company therefore gives notice that none of the material issues or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you. Plans are shown for information only.



FLOORPLANS

14 Athelstan Road, Hastings, TN35 5JB

www.justproperty.net



2 Bedrooms 2 Receptions 1 Bathrooms 1011.81 sq ft

Freehold

£335,000

14 Athelstan Road, Hastings, TN35 5JB





2 Bedrooms 2 Receptions 1 Bathrooms 1011.81 sq ft

PROPERTY DETAILS

An exceptionally well-presented and significantly enhanced two double bedroom mid-terrace home, ideally located within the highly sought-after Clive Vale area of Hastings.

The property is perfectly positioned within easy reach of Hastings Country Park, local shops, well-regarded schools, and the vibrant Old Town, renowned for its range of eateries, independent shops, and the seafront.

The accommodation is arranged to offer a welcoming and spacious entrance hall, leading through to a separate dining room featuring a wood-burning stove, and a bright bay-fronted living room ideal for family living. To the rear, there is a well-appointed fitted kitchen, complemented by a utility area and a convenient ground floor WC.

On the first floor, the property offers two generously sized double bedrooms, along with a well-proportioned family bathroom and additional storage.

Externally, the front of the property provides off-road parking along with a designated bin storage area. To the rear, the property enjoys a beautifully arranged garden, featuring raised planting beds, a seating and dining area, and a charming summer house—creating an excellent outdoor space for relaxation and entertaining.

Further benefits include uPVC double glazing and gas central heating.

Viewing is highly recommended—please contact Just Property to arrange your appointment.



ROOM DIMENSIONS

| | |
|-------------------------------|----------------------------|
| Front Door | Bedroom |
| Hallway | 11'3" x 8'9" (3.44 x 2.69) |
| 12'9" (3.91) | Cupboard |
| Family Living Room | Bathroom |
| 13'10" x 11'5" (4.23 x 3.50) | Off Road Parking |
| Dining Room | Rear Garden |
| 11'5" x 11'3" (3.50 x 3.43) | Summer House |
| Utility Area | |
| Kitchen | |
| 12'0" x 8'3" (3.68 x 2.53) | |
| Rear Lobby | |
| WC | |
| Stairs To First Floor Landing | |
| Bedroom | |
| 14'10" x 11'3" (4.54 x 3.44) | |

FEATURES

- Great Clive Location
- Two Spacious Double Bedrooms
- Beautiful Rear Garden with Summer House
- Off Road Parking
- Two Reception Rooms
- Much Improved By current Owners
- UPVC Windows and Gas Heating
- Utility Space and Ground Floor WC
- Good Sized Attic Room

