



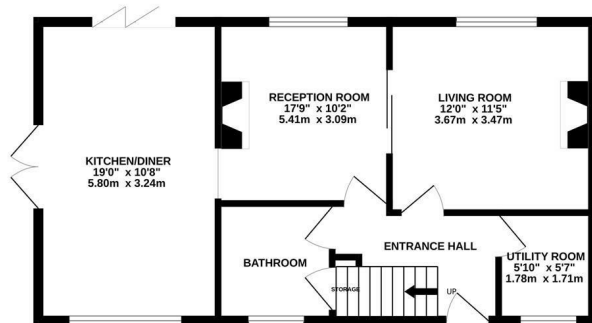
Barley Lane, Hastings TN35 5NX

Offers in excess of £375,000

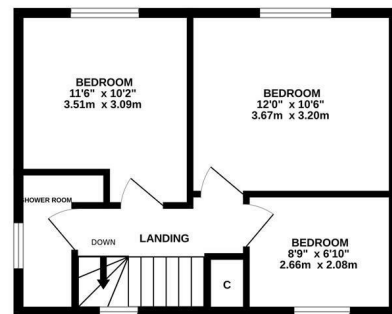


A beautifully presented three bedroom, two reception room SEMI-DETACHED HOUSE with OFF ROAD PARKING situated in an unrivalled location, ADJACENT TO HASTINGS COUNTRY PARK and the East Hill. It's enviably placed just a leisurely stroll from Hastings Old Town where there are a range of independent stores, pubs and eateries along with the seafront and beach. The accommodation here is arranged as a BRIGHT LIVING ROOM which enjoys a WOOD-BURNING STOVE and is open to the second reception room which leads through to the OPEN PLAN KITCHEN AND DINING ROOM. Measuring an impressive 19'0 x 10'8, the kitchen offers plenty of room for a full dining table and is fitted with CONTEMPORARY UNITS housing ample storage, worktop space and there is also a sociable CENTRAL ISLAND/BREAKFAST BAR. There is also a STYLISH FAMILY BATHROOM on this floor which enjoys a FREESTANDING CLAWFOOT BATHTUB together with a separate UTILITY ROOM. The first floor houses three bedrooms, two of which are GENEROUS DOUBLE ROOMS, along with a shower room. Externally the sunny rear garden enjoys a large paved area off of the

GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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