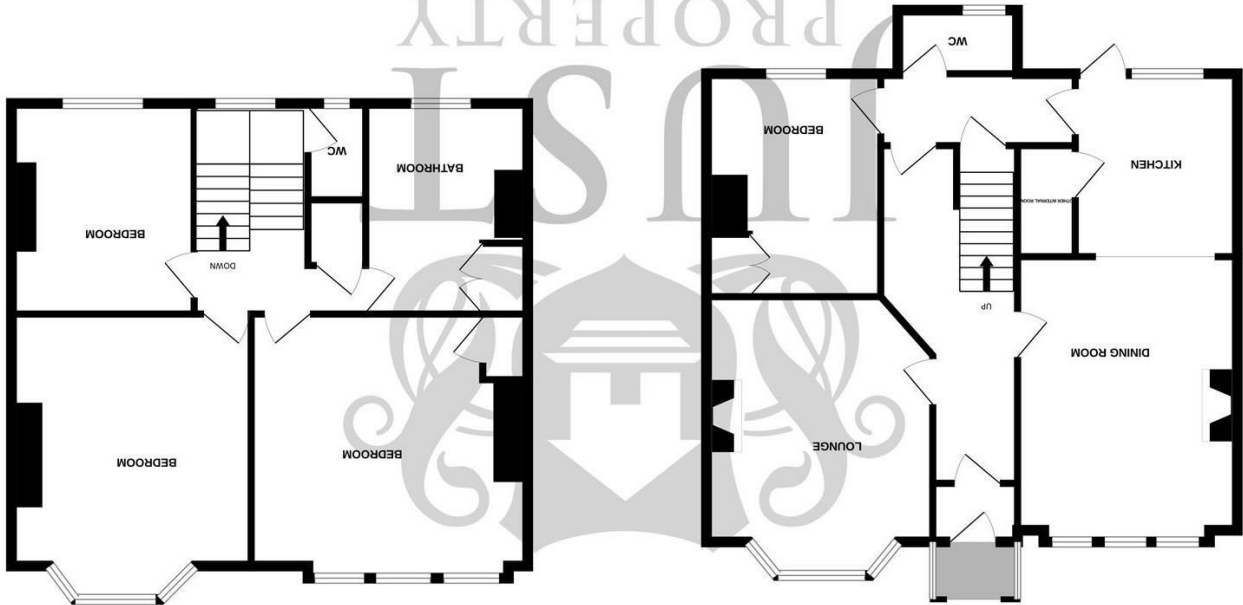




Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs
64		
76		
EU Directive 2002/91/EC		
England & Wales		



1ST FLOOR

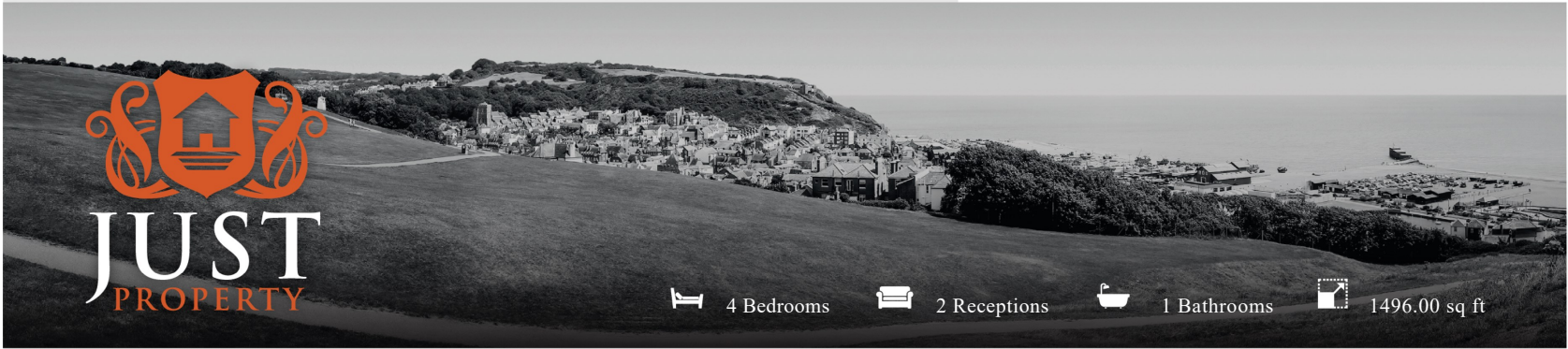
GROUND FLOOR



FLOORPLANS

3 Canute Road, Hastings, TN35 5HU

www.justproperty.net



4 Bedrooms 2 Receptions 1 Bathrooms 1496.00 sq ft

3 Canute Road, Hastings, TN35 5HU

Freehold

£418,500





Freehold

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4 Bedrooms 2 Receptions 1 Bathrooms 1496.00 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market this beautifully presented late Victorian double-fronted family home, ideally situated in the highly sought-after Clive Vale area of Hastings. Enjoying stunning views across Hastings Country Park and towards the English Channel from the attractive bay windows, the property is conveniently located close to local shops, well-regarded primary and secondary schools, the historic Old Town and the seafront.

Lovingly improved by the current owners, this spacious home offers well-balanced accommodation throughout. An entrance canopy leads to a welcoming porch and generous entrance hallway. The ground floor features a cosy family lounge with a wood-burning stove, a dining area opening seamlessly into the fitted kitchen with a useful walk-in larder/storage cupboard, a versatile ground floor bedroom, a cloakroom/WC and additional understairs storage.

The half landing provides a further separate WC with useful storage above, whilst the first floor offers three generous double bedrooms with views and a beautifully appointed family bathroom. The boarded loft provides excellent additional storage.

Outside, the property enjoys an attractive front garden laid mainly to lawn with mature plants and shrubs, while the enclosed rear garden has been thoughtfully designed with patio and decking areas, a storage shed and colourful planted borders, creating an ideal space for relaxing and entertaining.

A wonderful period home combining character, space and breathtaking views in one of Hastings' most desirable locations. Viewing is highly recommended by the vendor's sole agents, Just Property. Please contact us on 01424 444100 to arrange your viewing.

ROOM DIMENSIONS

Front Canopy	Stairs up to WC
Front Door	Landing
Entrance Porch	Storage Cupboards x 2
Hallway	Bedroom 15'2" x 13'8" max (4.64 x 4.18 max)
Family Lounge 15'9" x 12'4" max (4.81 x 3.77 max)	Bedroom 14'10" x 13'2" (4.53 x 4.03)
Dining Room 15'8" x 12'0" (4.79 x 3.68)	Bedroom 11'7" x 10'2" (3.54 x 3.10)
Kitchen 10'1" x 8'11" (3.08 x 2.72)	Bathroom 11'8" x 8'10" (3.56 x 2.70)
Larder	Front Garden
WC	Rear Garden
Bedroom 11'1" x 8'11" (3.39 x 2.72)	
Under Stairs Storage	

FEATURES

- Beautiful Four Bedroom Property
- Fantastic Clive Vale Area of Hastings
- Attractive Front and Rear Gardens
- Many Period Features, including original ceiling rose
- Bathroom and Two Seperate WC
- Open Plan Dining Space and Kitchen
- Useful Larder Storage
- Country Park Views
- Schools and Shops Nearby
- Double Fronted Late Victorian Home



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.