36 Rye Road, Hastings, TN35 5DG
Guide Price £280,000 - £300,000 Freehold

GUIDE PRICE £280,000 - £290,000

Nestled on Rye Road in Hastings, this charming older style terraced family home presents an excellent opportunity for those seeking a well-proportioned residence in a tranquil setting. Located on the northern outskirts of Hastings, the property is just a short stroll from Ore Village, which boasts a variety of amenities and several esteemed schools, making it an ideal choice for families. The accommodation is thoughtfully arranged over two floors, featuring two inviting reception rooms that provide ample space for relaxation and entertainment. The double aspect living room is particularly appealing, allowing natural light to flood the space. The open plan kitchen-dining room is perfect for family gatherings, while a separate utility room adds to the practicality of the home. Upstairs, you will find three generously sized bedrooms, each offering comfort and versatility, alongside a well-appointed family bathroom. One of the standout features of this property is the lovely views from the upper floor, which extend over Hastings and out to sea, including the iconic Beachy Head. The front of the house boasts a driveway with parking for up to three vehicles, a rare convenience in this area. At the rear, the southerly aspect landscaped garden provides ample outdoor space for family enjoyment, perfect for summer gatherings or quiet evenings. Tucked away from the hustle and bustle, this property offers a peaceful retreat while still being conveniently close to local amenities. Viewing is highly recommended to fully appreciate the generous space and delightful position this home has to offer.

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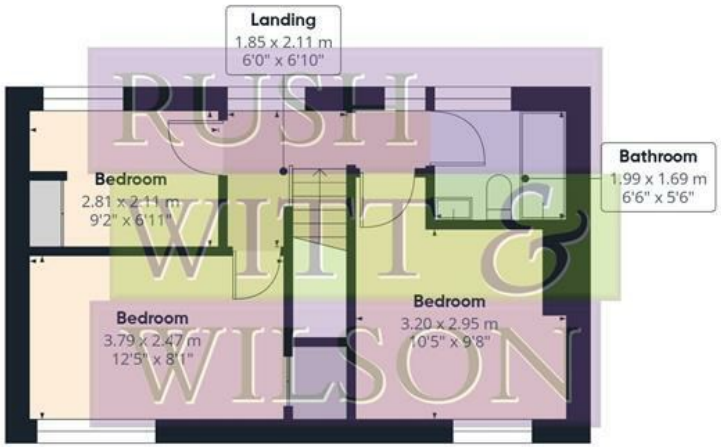
Floor 0



Floor 1

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Approximate total area[1]

74.6 m²

801 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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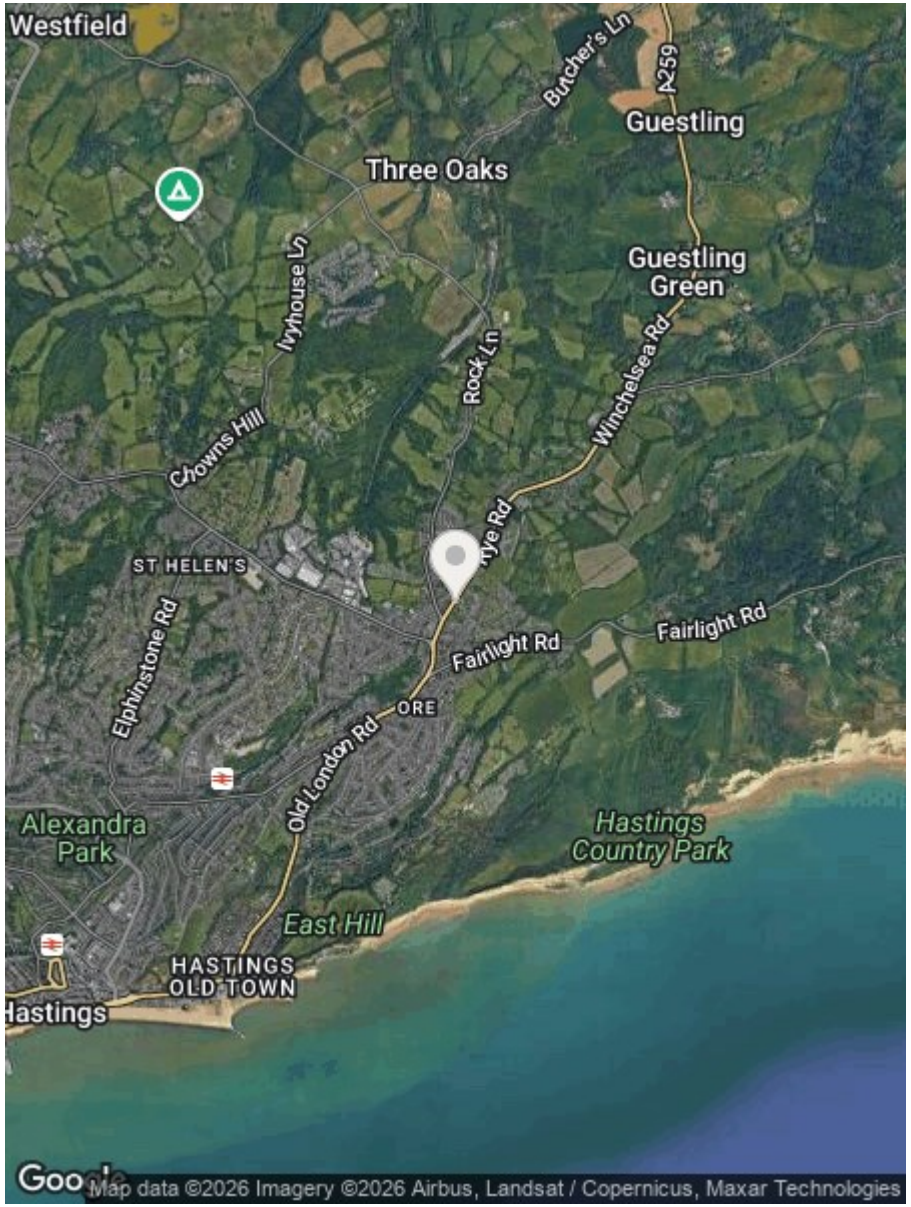

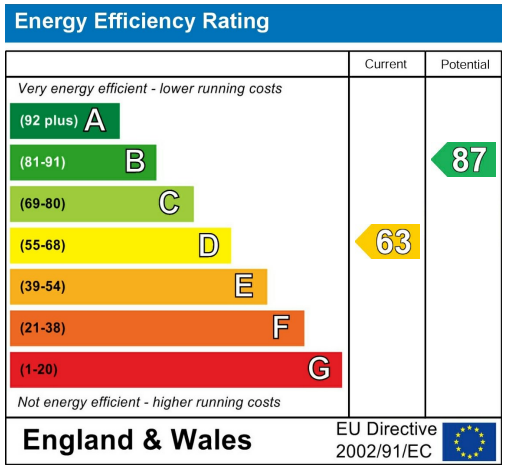

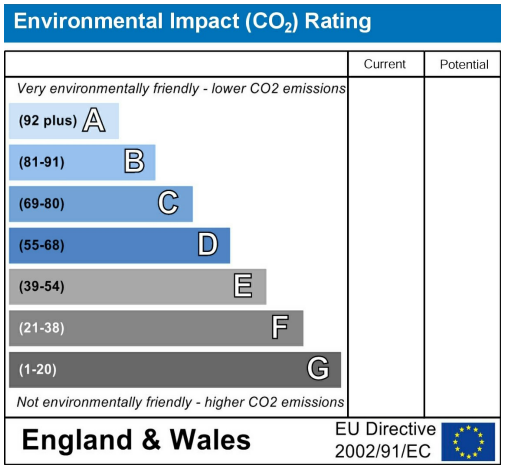

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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