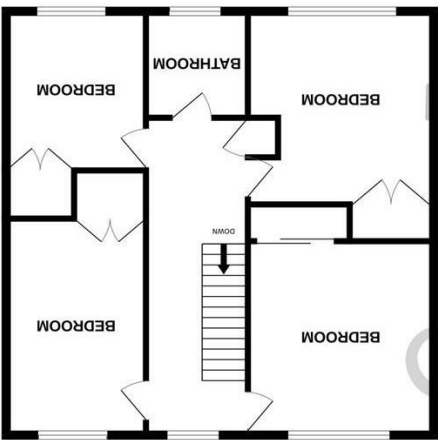
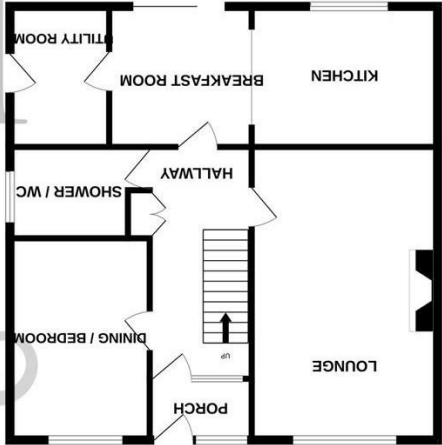




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	
	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Current	73	
Potential	79	



1ST FLOOR



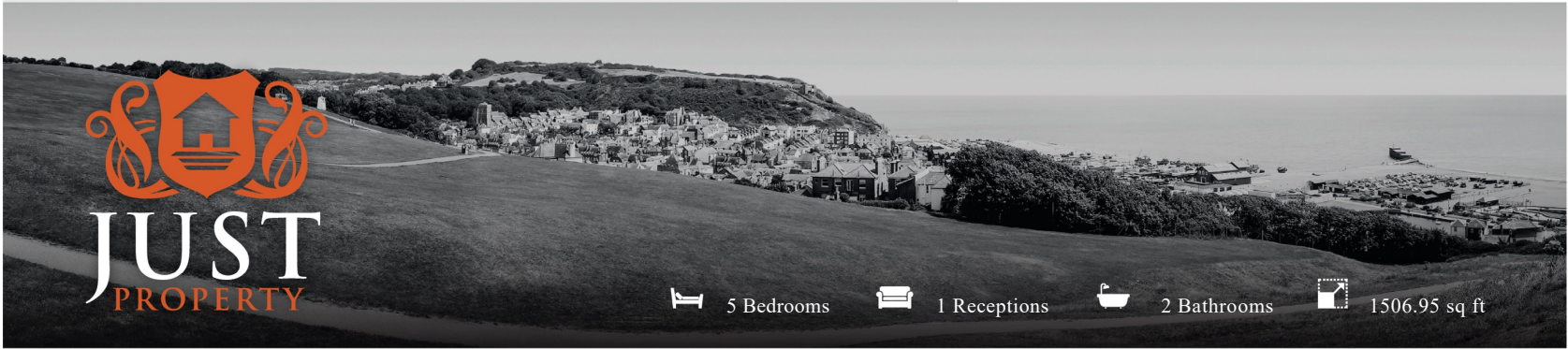
GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximately as 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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5 Bedrooms 1 Receptions 2 Bathrooms 1506.95 sq ft

6 Playden Gardens, Hastings, TN34 2SH

Freehold

£550,000







Freehold

£550,000



5 Bedrooms



1 Receptions



2 Bathrooms



1506.95 sq ft

## PROPERTY DETAILS

Tucked away at the end of a quiet residential cul-de-sac, this exceptionally spacious 4/5 bedroom detached family home offers flexible living and generous outside space in a highly convenient location.

Positioned close to well-regarded primary and secondary schools, a local convenience store, bus routes, and The Ridge with access to the Conquest Hospital. The towns of Bexhill, Eastbourne, Rye, and Battle are all within easy reach, along with Hastings' popular seafront, promenade, and beautiful Country Park.

The accommodation comprises an entrance porch opening into a wide hallway with storage, a large family lounge, a fitted kitchen leading to a breakfast area with doors to the garden, a separate utility room, ground floor shower/WC, and an additional reception room that could also be used as a fifth bedroom or dining room. Upstairs offers four generous double bedrooms—each with built-in storage—and a family bathroom.

Externally, the property features a well-maintained front garden, a driveway providing off-road parking for several vehicles, and a detached double garage. One of the home's standout features is its extensive rear garden—mainly laid to lawn with a wooded section, storage sheds, and a variety of well-established trees, plants, and shrubs.

Additional benefits include UPVC double glazing and a newly installed boiler.

A fantastic family home with impressive space and potential—viewing is highly recommended. Please contact Just Property on 01424 444100 to arrange your appointment with the vendor's chosen sole agents.

## ROOM DIMENSIONS

Front Door	Bedroom
Porch	12'3" x 11'11" (3.75 x 3.64)
Hallway	Bedroom
15'10" (4.85)	9'2" x 9'0" (2.80 x 2.75)
Dining Room / Bedroom	Bedroom
12'10" x 8'11" (3.92 x 2.74)	13'3" x 9'0" (4.04 x 2.75)
Family Lounge	Bedroom
18'9" x 11'11" (5.74 x 3.64)	11'11" x 10'1" (3.64 x 3.09)
Kitchen / Breakfast Room	Front Garden
22'5" x 8'11" (6.85 x 2.72)	Off Road Parking
Shower / WC	Double Garage
Utility Room	Patio
Stairs To Landing	Storage Sheds
Bathroom	Extensive Rear Garden

## FEATURES

- Spacious Family Home
- Four / Five Bedrooms
- Fitted Kitchen / Breakfast Room
- Large Rear Garden
- Double Garage
- Ample Off Road Parking
- Close To Schools and Transport Links
- Conquest Hospital Nearby
- New Boiler Fitted



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.