



King Edward Avenue
Hastings, TN34 2NG
£415,000 Freehold

Wyatt
Hughes
Residential Sales

King Edward Avenue, Hastings, TN34 2NG

Welcome to this charming four-bedroom semi-detached house located on the desirable King Edward Avenue in Hastings. This delightful property is configured over three floors, featuring a well-executed loft conversion that adds both space and versatility to the home.

As you enter, you will find two inviting reception rooms, perfect for family gatherings or entertaining guests. The layout is designed to provide comfort and functionality, making it an ideal family home. The property boasts a good-sized garden, offering a wonderful outdoor space for children to play or for hosting summer barbecues.

The house is conveniently situated, backing onto the picturesque St Helens Woods and park, providing a serene backdrop for your daily life. This location is perfect for those who appreciate nature and outdoor activities, with easy access to beautiful walking trails and green spaces.

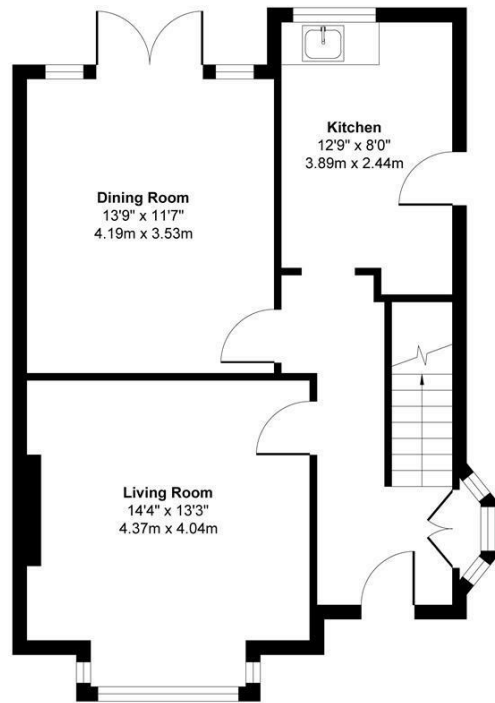
With four spacious bedrooms, there is ample room for family members or guests. The property also includes two bathrooms, ensuring convenience for busy mornings.

Importantly, this home is offered with no onward chain, allowing for a smooth and straightforward purchase process. Whether you are a growing family or looking for a spacious home in a lovely area, this property on King Edward Avenue is not to be missed. Come and explore the potential of this wonderful family home today.

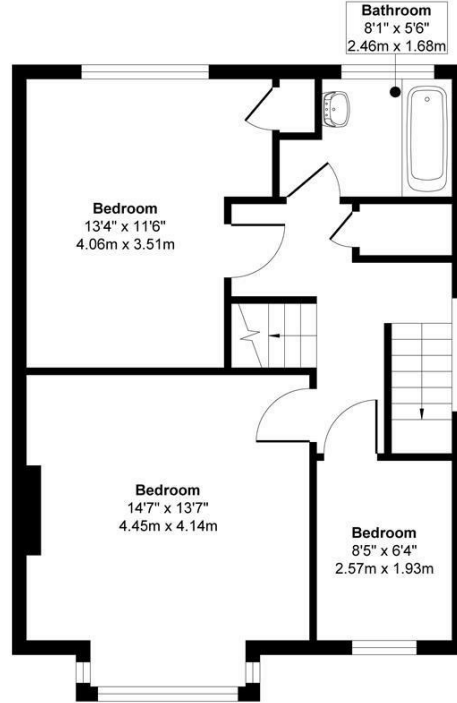


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|------------------------------------|-----------------------|-----------------------|
| • TAX BAND D | • EPC RATING D | • 1369 SQ FT |
| • FOUR BEDROOM SEMI DETACHED HOUSE | • LARGE GARDENS | • LOFT CONVERSION |
| • TWO BATHROOMS | • TWO RECEPTION ROOMS | • DESIREABLE LOCATION |
| • NO ONWARD CHAIN | | |

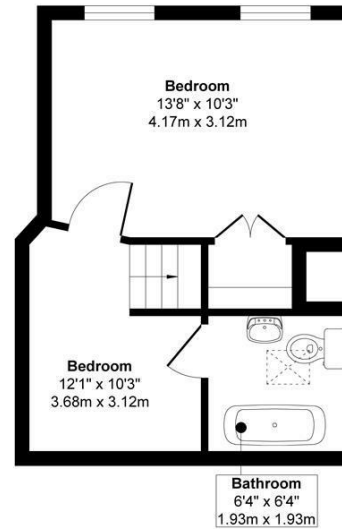
King Edward Avenue Approximate Gross Internal Floor Area 1369 sq. ft / 127.18 sq. m



GROUND FLOOR

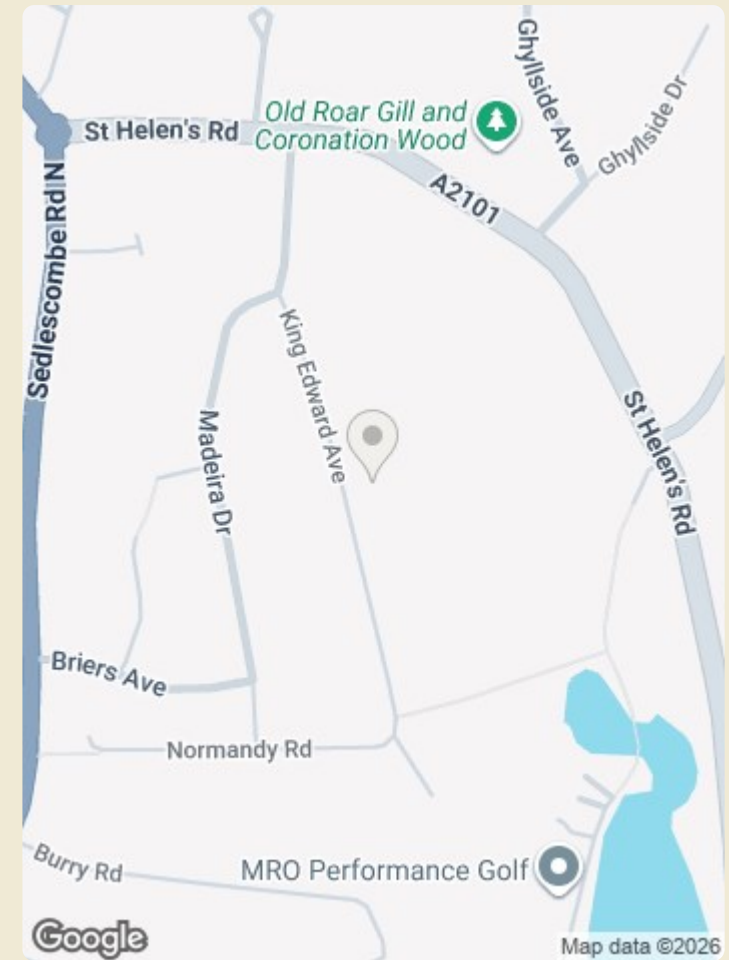


FIRST FLOOR



THIRD FLOOR

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk

