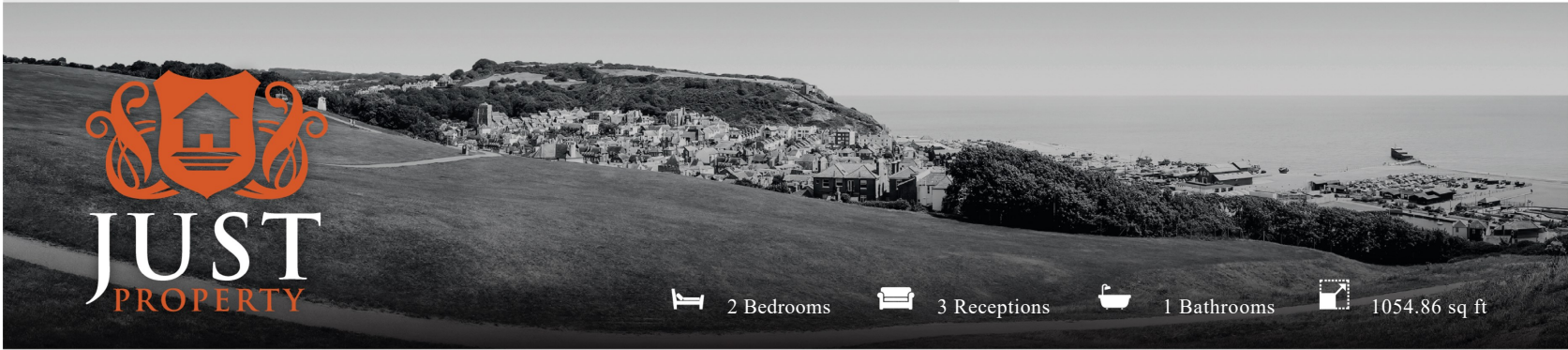




Energy Efficiency Rating			
England & Wales			
EU Directive 2002/91/EC			
Potential	Current	62 78	
Very energy efficient - lower running costs			
A (92 plus)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			



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13 Athelstan Road, Hastings, TN35 5JB

2 Bedrooms 3 Receptions 1 Bathrooms 1054.86 sq ft

Freehold

£325,000





Freehold

£325,000



2 Bedrooms

3 Receptions

1 Bathrooms

1054.86 sq ft

PROPERTY DETAILS

Located on Athelstan Road in the charming town of Hastings, this delightful mid-terrace house offers a perfect blend of comfort and style. The property features two well-proportioned reception rooms, providing ample space for both relaxation and entertaining.

The two double bedrooms are thoughtfully designed, ensuring a restful retreat at the end of the day. The bathroom is conveniently located and offers far reaching views, catering to the needs of modern living. One of the standout features of this home is the south-facing rear garden, which not only bathes the space in natural light but is complimented by privacy from neighbours, creating a serene backdrop for outdoor activities or quiet contemplation. For those with vehicles, the property includes an off-road parking space at the front, a valuable asset in this desirable area. In addition, there is a lower ground floor garden room, that offers a versatile area, this could serve as a guest room, home office or hobby room.

This property is ideal for anyone seeking a charming home in a picturesque location, with the added benefits of modern amenities and stunning views. Whether you are looking for space or convenience, this two-bedroom terraced house on Athelstan Road is a wonderful opportunity not to be missed.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all this wonderful house has to offer in person.

Council Tax Band - B



ROOM DIMENSIONS

Off Road Parking Space	Bedroom 12'3" x 8'6" (3.75 x 2.60)
Front Door	
Entrance Hallway	Bedroom 11'5" x 13'8" (3.50 x 4.18)
Lounge 11'5" x 10'9" (3.50 x 3.29)	Lower Ground Floor Garden Room 12'5" x 7'6" (3.79 x 2.29)
Dining Room 12'2" x 8'11" (3.73 x 2.72)	W.C / Storage
Kitchen 12'5" x 7'6" (3.79 x 2.29)	Southerly Facing Rear Garden
Stairs Up To First Floor	
Landing	
Family Bathroom 12'4" x 7'4" (3.76 x 2.26)	
Far Reaching Views	

FEATURES

- Two Bedroom Terraced Property
- Popular Clive Vale Location
- Immaculately Presented Home
- Southerly Facing Aspect
- Bright & Airy Living Throughout
- Close To Shops & Amenities
- Mature Rear Garden
- Off Road Parking To The Front
- Council Tax Band - B
- Lower Ground Floor Garden Room & W.C



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.