

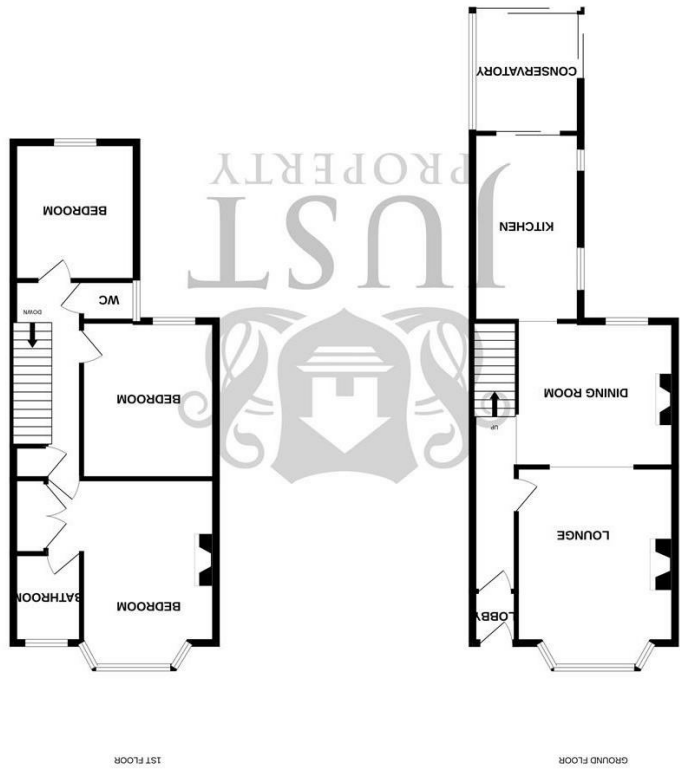




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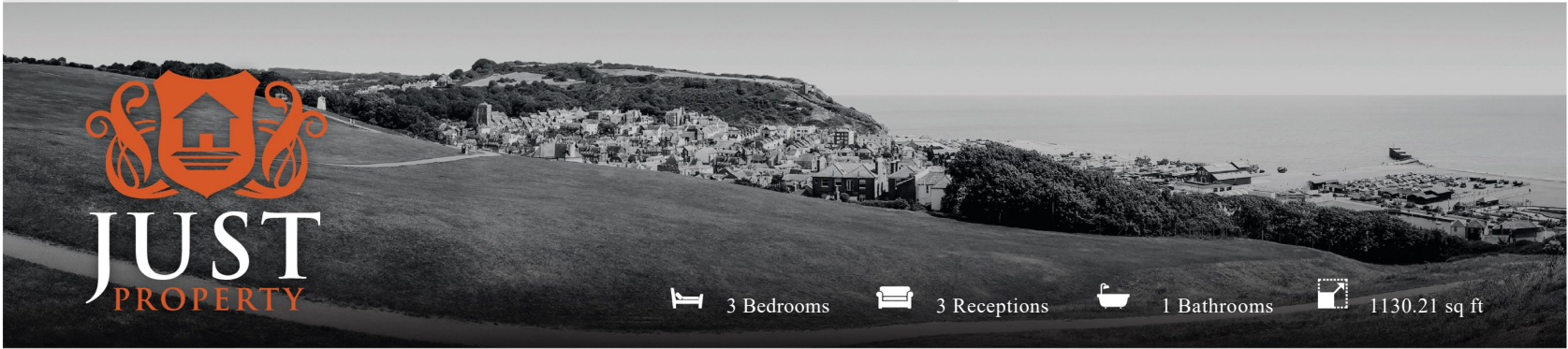
Energy Efficiency Rating			
England & Wales			
EU Directive 2002/91/EC			
 123456789	 123456789	Very energy efficient - lower running costs	
		A (92 plus)	
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	
		Not energy efficient - higher running costs	
		65	
		85	
		Potential	Current



# FLOORPLANS

37 Clive Avenue, Hastings, TN35 5LN

[www.justproperty.net](http://www.justproperty.net)



3 Bedrooms   3 Receptions   1 Bathrooms   1130.21 sq ft

37 Clive Avenue, Hastings, TN35 5LN

Freehold

£369,950





Freehold

£369,950



3 Bedrooms



3 Receptions



1 Bathrooms



1130.21 sq ft

## PROPERTY DETAILS

Situated on one of the most desirable roads in the sought-after Clive Vale area of Hastings, this well-maintained and spacious three-bedroom mid-terrace home is offered to the market chain free and for the first time in over 55 years.

Ideally located, the property is within walking distance of local schools, shops, and the stunning Hastings Country Park. It's also conveniently close to Hastings Old Town, with its fantastic range of caf  s, independent shops, entertainment venues, the seafront, and promenade.

The accommodation includes a welcoming entrance vestibule leading into a hallway, a dining room that opens into a bay-fronted family lounge, and a fitted kitchen at the rear of the property opening into a bright conservatory with views over the garden. On the first floor, you'll find a spacious principal bedroom with bay window, two further double bedrooms, a family bathroom, and a separate WC.

Externally, the property benefits from the all-important off-road parking and a beautiful rear garden featuring a patio area, lawn, and a wonderful selection of mature plants and shrubs. A hidden section of the garden offers a planting area, greenhouse, and a storage shed/workshop with rear pedestrian access —ideal for gardening enthusiasts.

Additional benefits include gas-fired central heating and UPVC double glazing throughout.

Early viewing is highly recommended to appreciate the potential and charm of this long-cherished home, available now via the vendor's chosen sole agents, Just Property.



## ROOM DIMENSIONS

Front Door

Entrance Vestibule

Hallway

Family Lounge  
15'7" x 12'3" (4.77 x 3.75)

Dining Room  
12'0" x 11'3" (3.67 x 3.45)

Kitchen  
14'6" x 8'5" (4.43 x 2.57)

Conservatory  
9'6" x 8'9" (2.90 x 2.69)

Stairs To Landing

Bedroom  
15'1" x 14'3" (4.61 x 4.35)

Bathroom  
6'7" x 4'7" (2.03 x 1.42)

Bedroom

11'3" x 9'10" (3.45 x 3.01)

Bedroom

10'11" x 9'8" (3.33 x 2.95)

WC

Off Road Parking

Rear Garden

Workshop / Shed

Greenhouse

## FEATURES

- CHAIN FREE
- Off Road Parking
- Three Bedrooms
- Family Lounge and Dining Room
- Rear Conservatory
- Beautiful Rear Garden
- Greenhouse and Storage Shed / Workshop
- Close To Schools, Country Park,. and Shops
- Period Features
- Gas Heating and UPVc Windows

