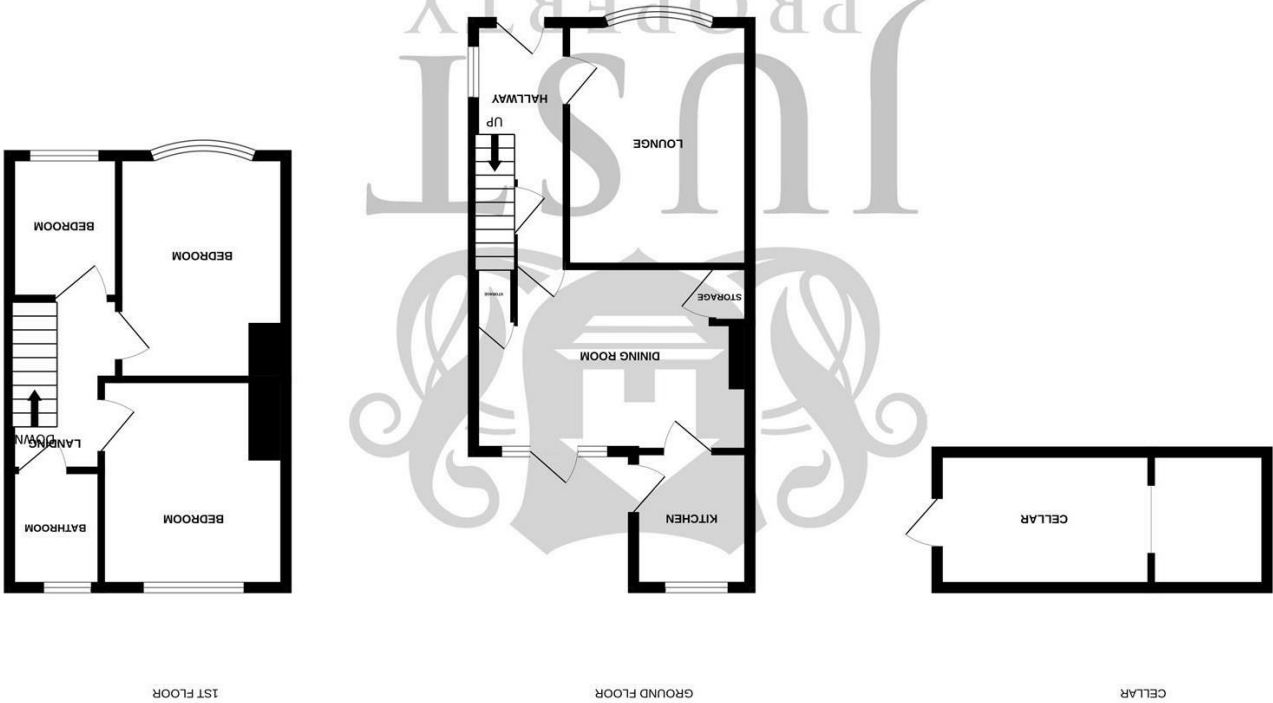




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	69	76
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is 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.

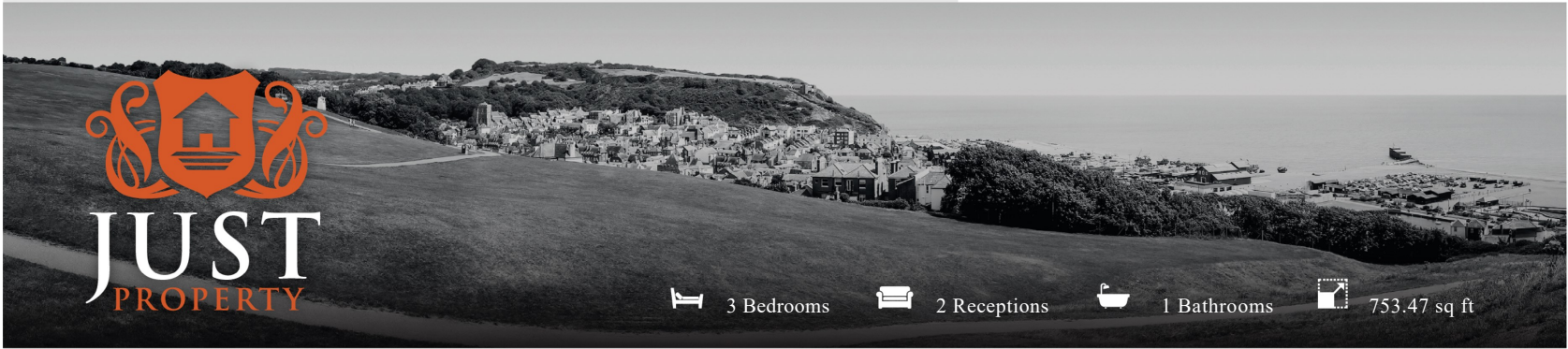
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FLOORPLANS

35 Boyne Road, Hastings, TN35 5NY

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 753.47 sq ft

35 Boyne Road, Hastings, TN35 5NY

Freehold

£280,000





Freehold

£280,000



ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	14'7" x 8'9" (4.46m x 2.68m)
Lounge	Bedroom
15'7" x 9'8" (4.76m x 2.97m)	7'4" x 6'0" (2.24m x 1.84m)
Dining Room	Rear Garden
15'1" x 9'11" (4.62m x 3.03m)	Off-Road Parking
Kitchen	
6'9" x 6'2" (2.06m x 1.90m)	
Understair Storage	
Stairs To First Floor	
Landing	
Family Bathroom	
Bedroom	
11'5" x 9'9" (3.49m x 2.98m)	

PROPERTY DETAILS

CHAIN FREE

Situated in the sought-after area of Clive Vale, this well-proportioned three-bedroom semi-detached property on Boyne Road offers a fantastic opportunity to create a wonderful family home in a prime residential location. Within close proximity to Hastings Old Town, the seafront, a variety of local amenities, transport links, and a GP surgery, the location is both convenient and highly desirable.

Externally, the property benefits from off-road parking and a well-maintained front garden. To the rear, you'll find a generous, sun-soaked garden — ideal for families, gardening enthusiasts, or those simply seeking a peaceful outdoor space. The garden also features a useful shed providing ample storage, along with access to a cellar beneath the property, which offers additional practical storage space.

Internally, the home is accessed via a spacious entrance hall, setting the tone for the property's good proportions throughout. To the front of the house is a bright and airy lounge, complete with a bay window that enhances the sense of space and light. Further down the hallway is a separate dining room, with a patio door opening onto a raised terrace that overlooks the rear garden — perfect for entertaining or enjoying warm summer evenings. The kitchen is located just off the dining area, offering scope for modernisation and potential to reconfigure the layout if desired.

Upstairs, the first-floor landing leads to three bedrooms and a family bathroom. Each room offers good proportions and the opportunity to be updated to suit modern tastes.

Although the property would benefit from some modernisation throughout, it presents an excellent opportunity for buyers looking to put their own stamp on a characterful and generously sized home in a well-established and convenient location.

Early viewing is highly recommended through sole agents, Just Property, to fully appreciate the potential and charm of this home.

FEATURES

- CHAIN FREE
- Three Bedroom Semi-Detached Home
- Popular Clive Vale Location
- Nearby Old Town & Seafront
- Off-Road Parking
- A Canvas With Endless Potential
- Generous Rear Garden Space
- Useful Cellar
- UPVC Double Glazing & Gas Central Heating
- Council Tax Band - 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.