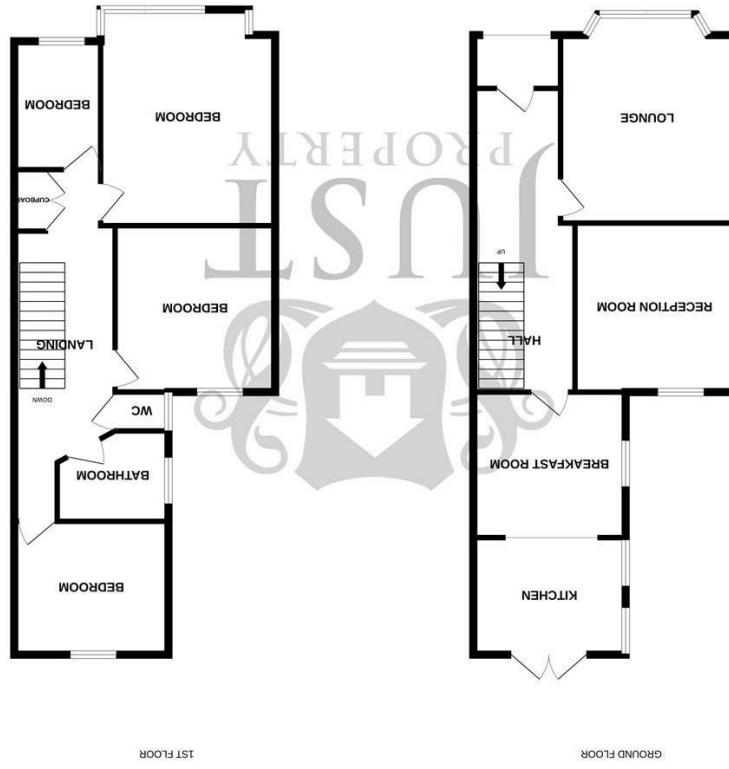




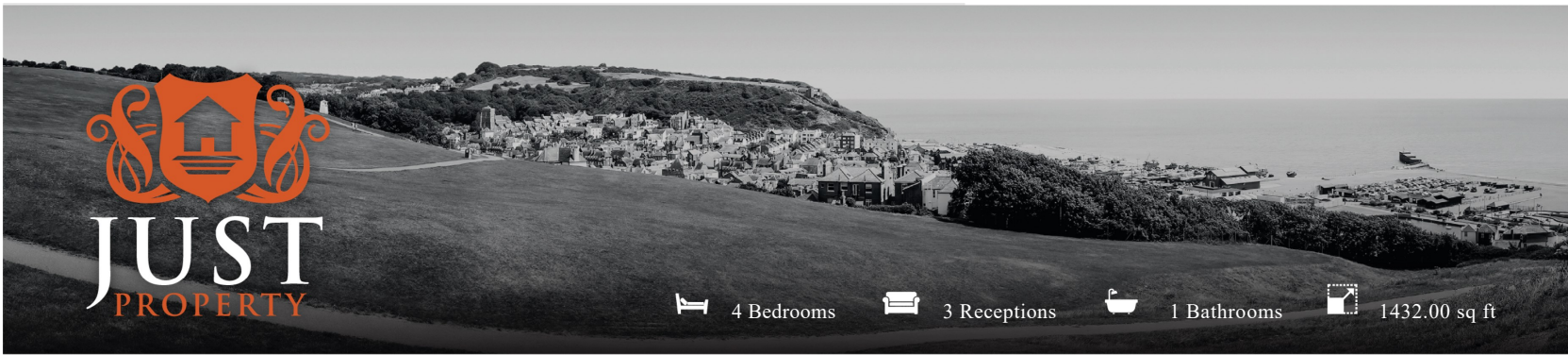
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	62
Potential	84



# FLOORPLANS

179 Ashburnham Road, Hastings, TN35 5LL

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



4 Bedrooms    3 Receptions    1 Bathrooms    1432.00 sq ft

Freehold

# £475,000

179 Ashburnham Road, Hastings, TN35 5LL





Freehold

£475,000

4 Bedrooms 3 Receptions 1 Bathrooms 1432.00 sq ft

## PROPERTY DETAILS

A beautifully presented and exceptionally stylish four-bedroom semi-detached Victorian home, ideally situated within the highly sought-after Clive Vale area of Hastings.

Ashburnham Road enjoys a prime position just a short distance from the historic Old Town of Hastings, renowned for its vibrant mix of independent cafés, coffee shops, restaurants and traditional pubs. The seafront and beaches are within easy reach, along with the iconic Rock-a-Nore fishing quarter, famous for its charming huts and fresh seafood stalls. There are also a range of well-regarded primary and secondary schools nearby, as well as the stunning Hastings Country Park, offering scenic coastal walks and far-reaching views towards the sea.

The accommodation has been lovingly maintained and thoughtfully enhanced by the current owners, creating a stylish and welcoming family home that still retains a wealth of original Victorian features. The property comprises a spacious entrance hallway with useful storage, a bay-fronted family lounge, a second reception room, and a bright breakfast/dining area which opens into a well-appointed kitchen fitted with integrated appliances. French doors lead directly out to the rear garden, perfect for indoor-outdoor living.

To the first floor, there are three generously sized double bedrooms, a fourth smaller bedroom ideal as a study or nursery, a contemporary family bathroom, and a separate WC.

Externally, the property benefits from an attractive, well-stocked front garden. The rear garden is equally impressive, featuring a side return, a spacious patio area ideal for entertaining, and a beautifully arranged garden beyond with additional seating areas, raised flower beds, and an abundance of established plants and shrubs. There are also partial sea views from the main bedroom to the front.

This wonderful family home is available to view via Just Property. Please call 01424 444100 to arrange your viewing.



## ROOM DIMENSIONS

Entrance Porch	Bedroom
Front Door	9'4" x 6'3" (2.87m x 1.91m )
Main Entrance Hall	Bathroom
Lounge	Separate Wc
17'1" into bay x 12'7" (5.21m into bay x 3.84m )	Front Garden
Reception Room	Rear Garden
12'5" x 12'0" (3.81m x 3.66m )	Further Garden Area
Kitchen / Breakfast Room	
20'6" x 11'6" (6.25m x 3.51m )	
Stairs Up To Long Galleried Landing	
Principle Bedroom	
17'5" into bay x 12'2" (5.31m into bay x 3.73m )	
Bedroom	
12'7" x 10'7" (3.86m x 3.25m )	
Bedroom	
11'1" x 9'8" (3.40m x 2.97m )	

## FEATURES

- Victorian Semi Detached House
- Four Spacious Bedrooms
- Three Reception Rooms
- Fitted Kitchen / Breakfast Room Opening into Garden
- Many Period Features Retained
- Fantastic Family Home
- Extensive Rear Garden
- Beautiful Family Bathroom & Separate WC
- Great Views in Popular Clive Vale Location
- Partial Sea Views

