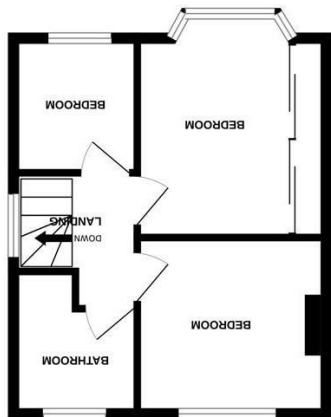
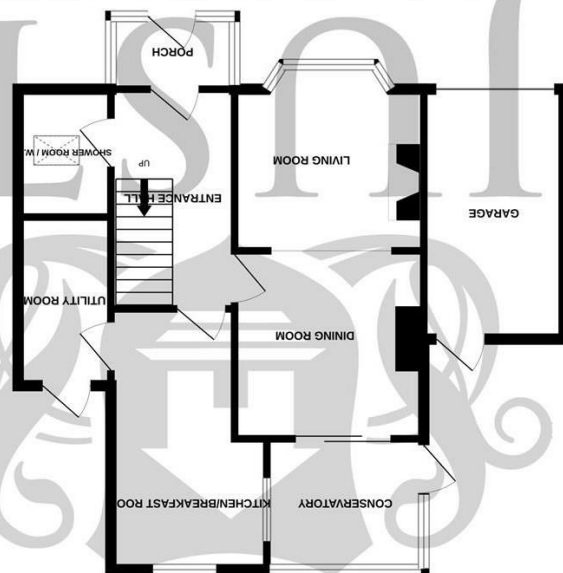


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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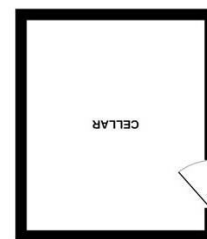
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(69-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential



1ST FLOOR



GROUND FLOOR



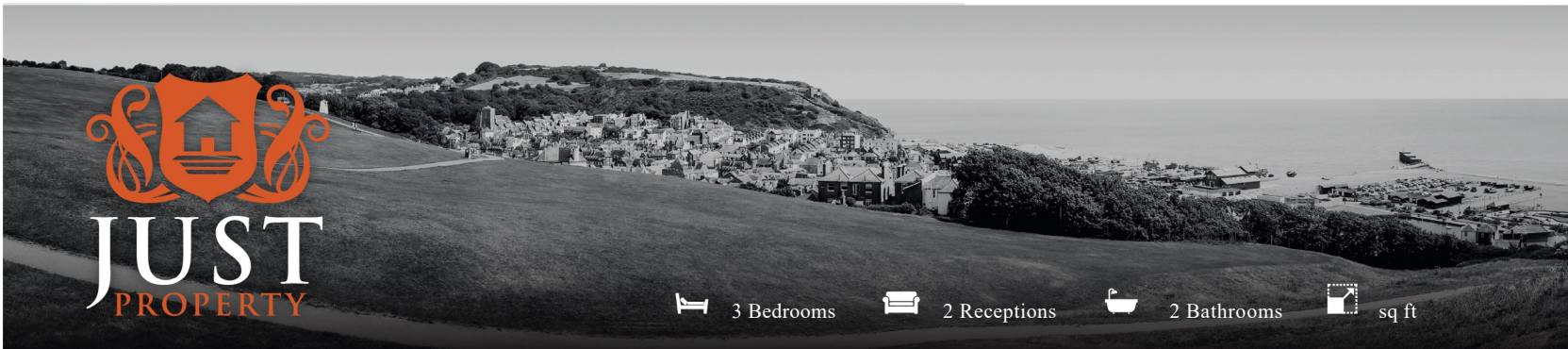
BASEMENT



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FLOORPLANS

197 Harold Road, Hastings, TN35 5NQ



3 Bedrooms 2 Receptions 2 Bathrooms sq ft

197 Harold Road, Hastings, TN35 5NQ

Freehold

£435,000





Freehold

£435,000

3 Bedrooms 2 Receptions 2 Bathrooms sq ft

PROPERTY DETAILS

A beautifully presented three-bedroom detached family home, ideally positioned in the highly sought-after Clive Vale area of Hastings. Offering spacious and versatile accommodation across three floors, this attractive property is perfectly suited to modern family living and benefits from off-road parking, landscaped rear gardens, a garage, and cellar.

The accommodation is arranged to provide a welcoming entrance hall, bright open-plan living and dining rooms creating an excellent space for both everyday living and entertaining, a conservatory overlooking the rear garden, and a well-appointed kitchen/breakfast room. Further enhancing the ground floor is a useful utility room and separate shower room/WC, adding practicality and flexibility for busy households.

To the first floor, there are three well-proportioned bedrooms together with a family bathroom, providing comfortable and well-balanced accommodation for growing families, guests, or those seeking additional home office space.

Externally, the property enjoys landscaped rear gardens, ideal for outdoor dining and relaxation, alongside the added benefits of a garage, cellar, and valuable off-road parking.

Conveniently located within easy reach of local bus routes, the property provides straightforward access to Hastings town centre, with its wide range of shopping, leisure and recreational amenities, mainline railway station, and seafront promenade. The home is also ideally placed for families, with well-regarded local schools within walking distance. Combining generous living space with excellent practical features and a prime residential setting, this impressive home presents an outstanding opportunity for families seeking a desirable Clive Vale address.



ROOM DIMENSIONS

Front Door	Bedroom
Porch	11'10" x 9'3" (3.63 x 2.84)
Entrance Hall	Bedroom
Living Room	12'11" x 11'5" (3.94 x 3.48)
12'4" x 11'10" (3.78 x 3.62)	Bedroom
Dining Room	8'6" x 7'6" (2.61 x 2.29)
12'10" x 11'5" (3.93 x 3.48)	Bathroom
Conservatory	Cellar
10'4" x 10'4" (3.17 x 3.15)	13'1" x 10'7" (4.00 x 3.24)
Kitchen Breakfast Room	Rear Landscaped Garden
19'9" x 8'3" (max) (6.03 x 2.54 (max))	Summer House
Utility Room	15'5" x 7'5" (4.71 x 2.28)
10'2" x 5'2" (3.10 x 1.58)	Off Road Parking
Downstairs Stairs W.C/ Shower Room	Garage
Stairs to Landing	

FEATURES

- Detached Family Home
- Three Bedrooms
- Kitchen Breakfast Room
- Open Plan Living/ Dining Rooms
- Conservatory
- Utility Room and Separate Downstairs Shower Room
- Landscaped Rear Gardens
- Garage and Cellar
- Off Road Parking
- Sought After Clive Vale Location

