



2 Barley Avenue  
, Hastings, TN35 5NS  
Asking Price £240,000



# 2 Barley Avenue



## Description

Set in a prime elevated position just off Barley Lane and moments from the stunning expanse of Hastings Country Park, this bright and airy three-bedroom home offers a rare opportunity to create something truly special. The generous accommodation includes three well-proportioned double bedrooms, all brimming with potential and enjoying sweeping views across the town from this commanding vantage point.

Tucked away in a peaceful yet well-connected setting, the property is within easy reach of Ore's amenities and just a short walk from the charm and character of Hastings Old Town.

Adding to its appeal is a separate parcel of land measuring approximately 17m x 15m. Subject to the necessary consents, this versatile space offers exciting potential—whether for an additional dwelling, a bespoke outbuilding, sun deck, or an abundant garden or allotment.

- 3 bedroom, semi-detached house
- Large plot of land with potential for development (subject to planning permission)
- Quiet, set-back location
- Clive Vale location
- A short walk from Hastings Old Town
- Sold with no onward chain

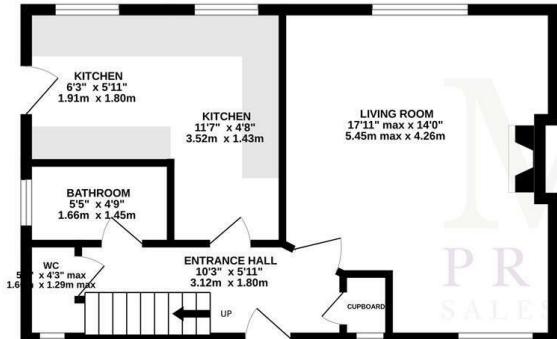


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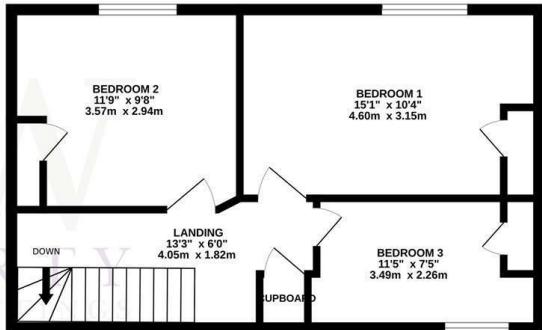


## Floor Plan

GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

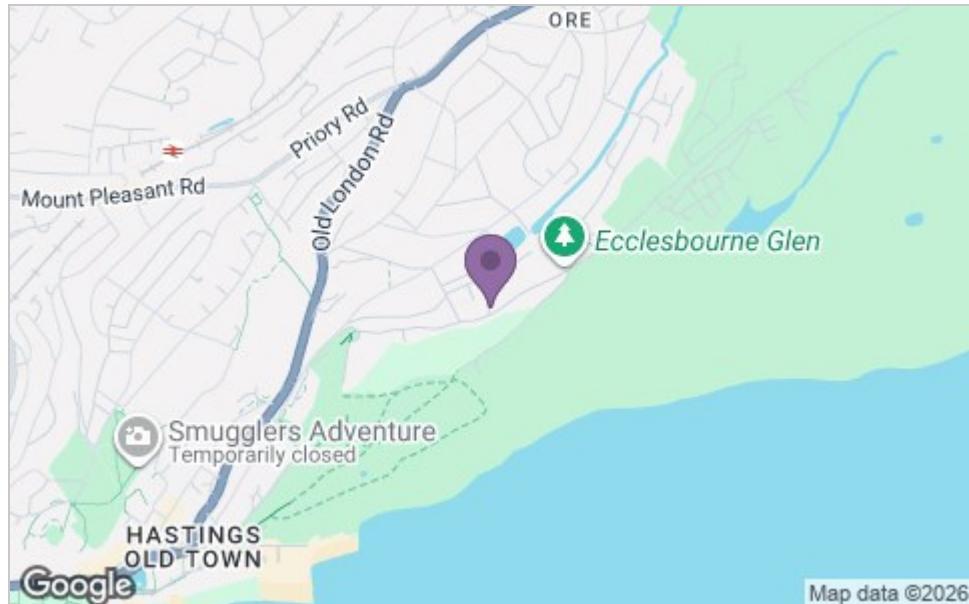


TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

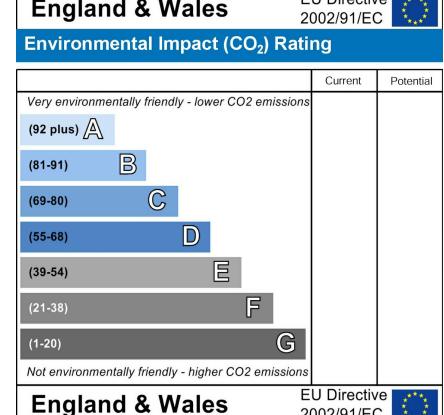
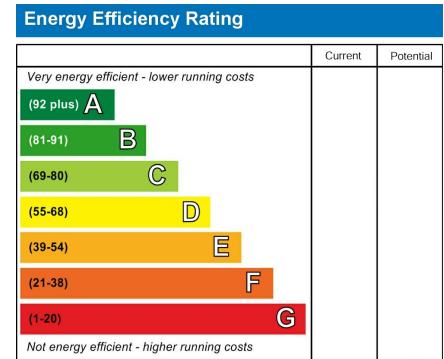
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our St Leonards on Sea Office  
on 01424 420073 if you wish to arrange a viewing appointment for this property  
or require further information.

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