



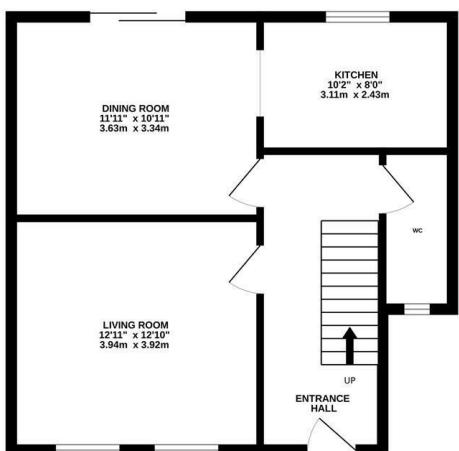
Downs Road, Hastings TN34 2DX

Offers in excess of £450,000

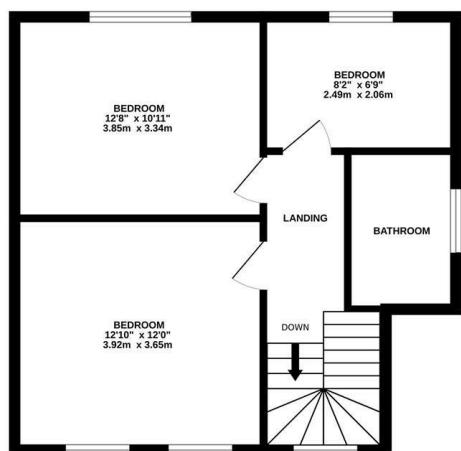


A bright and spacious THREE BEDROOM FAMILY HOME set within a substantial plot and situated in a sought after, FAMILY FRIENDLY BLACKLANDS LOCATION. It's enviably positioned within walking distance to St. Helens Woods, Alexandra Park, popular schools and good transport links. Having undergone extensive restoration by the current vendors the accommodation here is PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT offering a well appointed living room complete with a WOOD-BURNING STOVE and two windows framing a front aspect. Spanning the rear of the property is a separate dining room which leads through to the MODERN FITTED KITCHEN benefitting from sliding doors opening to the large garden. There is also a handy DOWNSTAIRS CLOAKROOM. The first floor houses three bedrooms, two of which are generous double rooms. together with a STYLISH FAMILY BATHROOM where there is a shower over the bath. Externally the GENEROUS GARDEN offers space for expansion subject to necessary consents, it enjoys the sun late in to the day and benefits from an area of patio with a large expanse of lawn offering the perfect space for family life. At the front of the house there is a driveway providing OFF ROAD PARKING for two vehicles.

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 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 floorplan is for guidance purposes only and should be used only 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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