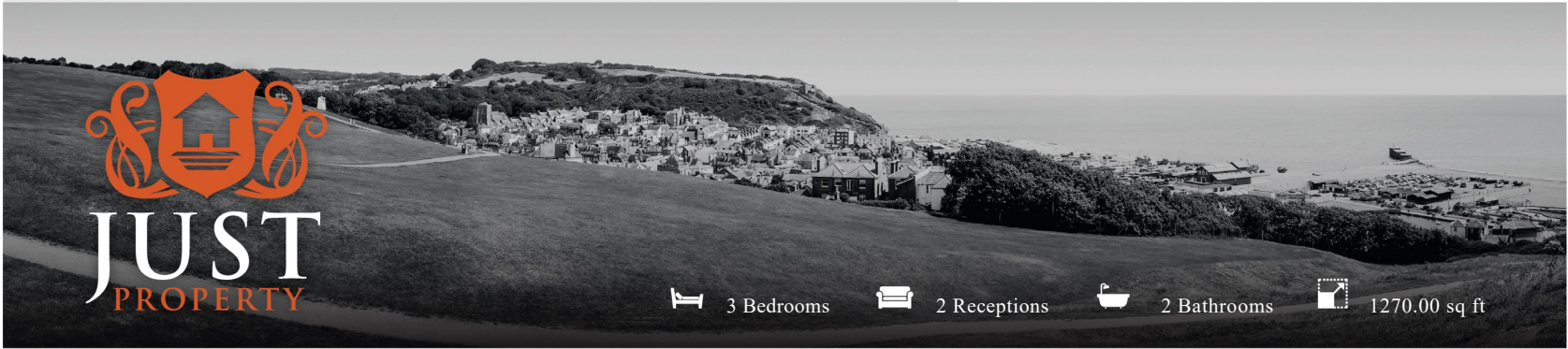




England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
Energy Efficiency Rating	Very energy efficient - lower running costs	
	A (92 plus)	
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs		
G (1-20)		
	56	74



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63 Canute Road, Hastings, TN35 5HT

Freehold

£395,000





Freehold

£395,000



3 Bedrooms



2 Receptions



2 Bathrooms



1270.00 sq ft

PROPERTY DETAILS

A well-presented three-bedroom, two reception room double bay-fronted Victorian house, occupying a prominent corner position within the highly favoured Clive Vale area of Hastings. The property is conveniently located within walking distance of local amenities in Ore Village, well-regarded schools, regular bus routes and offers easy access to the stunning Hastings Country Park and coastal walks.

The accommodation is arranged over two floors and is both well balanced and versatile. To the ground floor there is a bay-fronted sitting room and a separate bay-fronted dining room, both featuring attractive fireplaces and providing excellent entertaining and family living space. There is also a bright sun room which overlooks the rear of the property and offers an ideal additional reception area. Further ground floor benefits include a fitted kitchen with built-in appliances, a useful study area, a downstairs cloakroom/WC and access to the cellar, providing valuable storage.

To the first floor, the bay-fronted principal bedroom enjoys the benefit of an en-suite shower room, while there are two further bedrooms served by a family bathroom/WC. From the rear of the property there are elevated views across Hastings, adding to the home's appeal.

Externally, the property benefits from a small enclosed rear courtyard, ideal for low-maintenance outdoor space, along with off-road parking to the front, a particularly desirable feature for the area.

Additional features include fireplaces to the principal rooms, UPVC double glazing throughout and gas-fired central heating. The property is offered for sale chain free, making it an excellent opportunity for a smooth and straightforward purchase.

Viewing is strictly by appointment through Just Property.



ROOM DIMENSIONS

Front Door	En Suite
Porch	8'2" x 7'1" (2.51 x 2.18)
Hallway	Bedroom
Family Lounge	13'5" x 11'10" (4.11 x 3.61)
14'6" x 11'10" (4.42 x 3.61)	Bedroom
Dining Room	10'7" x 8'9" (3.25 x 2.69)
14'6" x 11'8" (4.42 x 3.58)	Family Bathroom
Sun Room	6'5" x 5'4" (1.96 x 1.63)
Study	Garden Level
8'11" x 7'3" max (2.74 x 2.21 max)	Cellar
WC	20'4" x 8'0" (6.22 x 2.44)
Kitchen	Store Room
9'8" x 7'10" (2.95 x 2.39)	11'10" x 8'0" (3.61 x 2.44)
Outer Lobby	Courtyard Garden
Stairs To First Floor Landing	12'0" x 12'0" (3.66 x 3.66)
Principle Bedroom	Off Road Parking
13'3" x 11'8" (4.06 x 3.58)	

FEATURES

- CHAIN FREE
- Thee Bedrooms
- En Suite and Family Bathroom
- Three Reception Rooms
- Ample Off Road Parking
- Clive Vale Location
- Close to Ore Village and Country Park
- Small Courtyard Garden
- Useful Cellar
- Spacious Family Home

