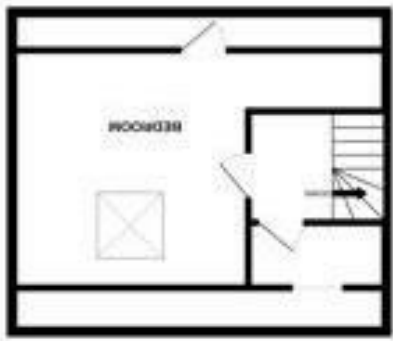


| England & Wales | |
|---|---|
| EU Directive 2002/91/EC | |
| Energy Efficiency Rating | Potential |
| Very energy efficient - lower running costs | (92 plus) |
| A | (81-91) |
| B | (69-80) |
| C | (55-68) |
| D | (39-54) |
| E | (21-38) |
| F | (1-20) |
| G | Not energy efficient - higher running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



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

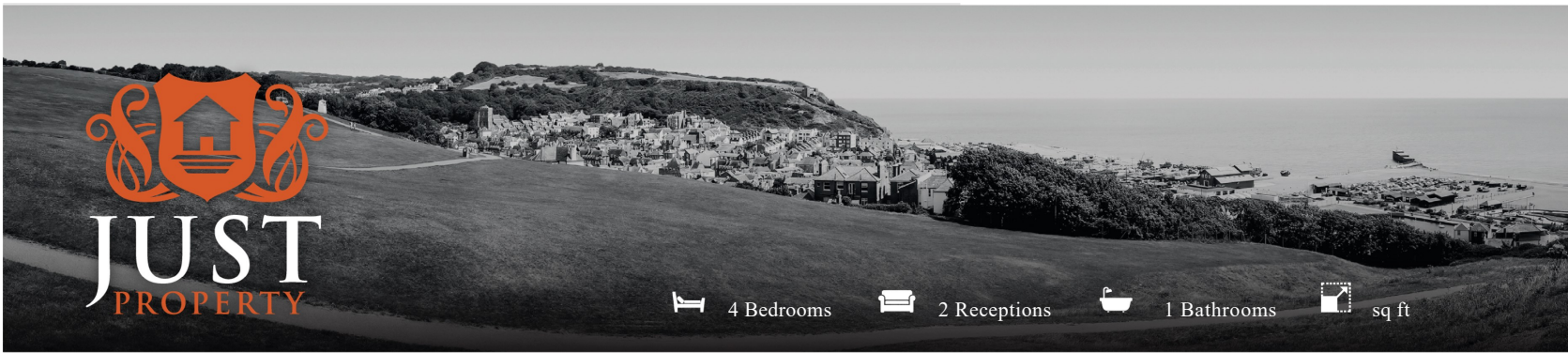
Plans were prepared by a professional draughtsman. The draughtsman has not visited the property and has not carried out any measurements. The draughtsman has prepared the plans to the best of his knowledge and belief. The draughtsman does not warrant the accuracy of the plans. The draughtsman is not responsible for any errors or omissions in the plans. The draughtsman is not responsible for any errors or omissions in the plans. The draughtsman is not responsible for any errors or omissions in the plans.



FLOORPLANS

3 Berlin Road, Hastings, TN35 5LH

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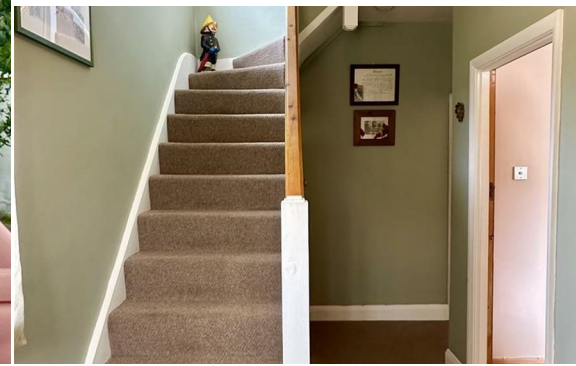


4 Bedrooms 2 Receptions 1 Bathrooms sq ft

3 Berlin Road, Hastings, TN35 5LH

Freehold

£399,950





4 Bedrooms 2 Receptions 1 Bathrooms sq ft

PROPERTY DETAILS

Located within the desirable location of Berlin Road, Hastings, this charming semi-detached family home offers a perfect blend of character and modern living. Built in the 1930s, the property boasts a delightful façade that reflects its historical charm while providing ample space for contemporary family life.

Inside, you will find two spacious reception rooms, ideal for both entertaining guests and enjoying cosy family evenings. The four well-proportioned bedrooms provide plenty of room for a growing family or guests, ensuring everyone has their own space. The property also features a well-appointed bathroom, catering to the needs of the household.

One of the standout features of this home is the generous parking facilities, accommodating up to two vehicles. This is complemented by a garage, offering additional storage or the potential for a workshop. The off-road parking ensures convenience and ease, a rare find in such a sought-after & popular area.

The semi-detached nature of the property allows for a sense of community while still providing privacy. The surrounding area is known for its friendly atmosphere and accessibility to local amenities, making it an ideal choice for families and professionals alike.

In summary, this 1930s semi-detached house on Berlin Road is a wonderful opportunity for those seeking a spacious family home in a desirable location. With its four bedrooms, two reception rooms, and ample parking, it is sure to meet the needs of modern living while retaining the charm of its era. Do not miss the chance to make this lovely property your new home.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all this wonderful house has to offer in person.

Council Tax Band - C



ROOM DIMENSIONS

Off Road Parking To The Front

Garage To The Side
15'6" x 13'5" (4.745 x 4.094)

Property Front Door

Entrance Hallway

Living Room
13'0" x 12'11" (3.969 x 3.943)

Storage Cupboard Under Stairs

Open Plan Kitchen / Dining Room
19'8" x 12'5" (6.008 x 3.803)

Stairs Up To First Floor

Landing

Toilet

Bathroom
9'7" x 5'10" (2.94 x 1.783)

Bedroom With Storage
12'7" x 12'4" (3.836 x 3.780)

Bedroom
12'8" x 11'5" (3.863 x 3.488)

Bedroom
8'4" x 7'11" (2.552 x 2.417)

Stairs Up To Second Floor

Landing / Eaves Storage

Bedroom
14'8" x 13'10" (4.471 x 4.238)

Rear Garden With Side Access

Rear Access To Garage

FEATURES

- Four Bedroom Semi-Detached Family Home
- Arranged Over Three Floors With An Abundance Of Living Space
- Large Open Plan Kitchen / Dining Room With Access To Garden
- Highly Desirable & Popular Location Within Clive Vale
- Close To Hastings Old Town & Train Stations
- Off Road Parking For Numerous Vehicles & Garage To The Side
- Fantastic Curb Appeal & Mature Low Maintenance Rear Gardens
- Viewing Considered Essential Via Just Property Estate Agents
- Call To Arrange Access & See All This House Has To Offer
- Council Tax Band - C, Built In The 1930s

