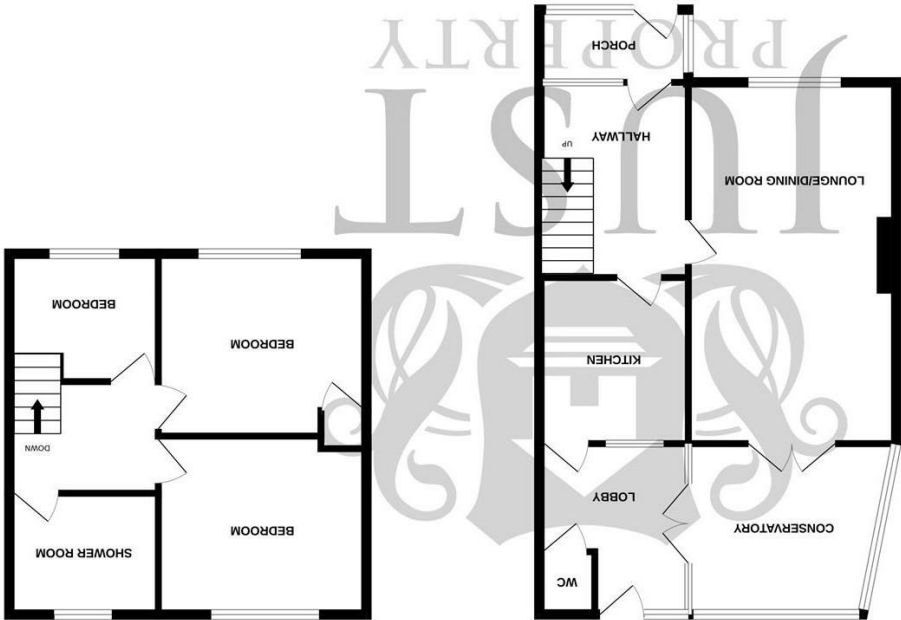




Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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		
Energy Efficiency Rating	Current	Potential
	67	84
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		



1ST FLOOR

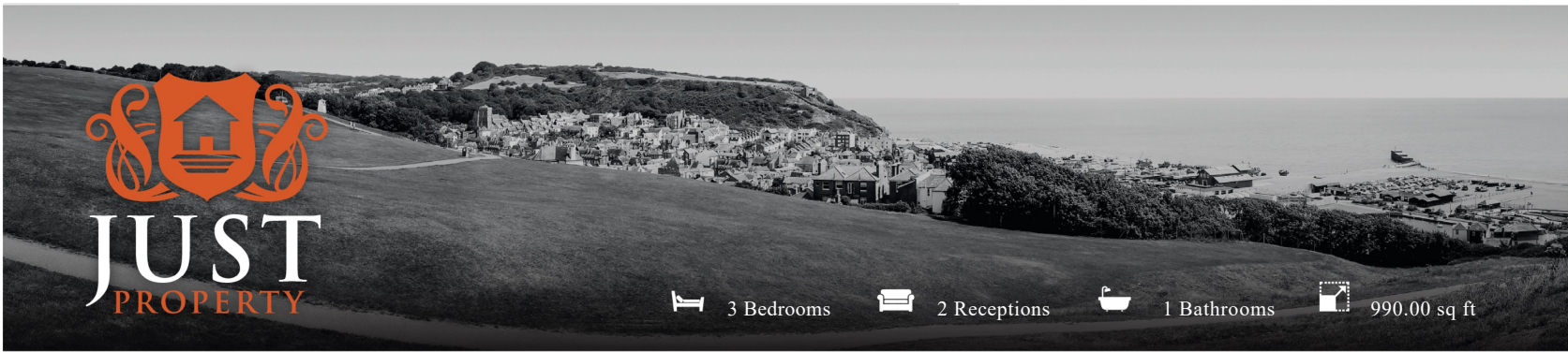
GROUND FLOOR



72 King Edward Avenue, Hastings, TN34 2NQ

FLOORPLANS

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 990.00 sq ft

72 King Edward Avenue, Hastings, TN34 2NQ

Freehold

£313,500





Freehold

£313,500

3 Bedrooms 2 Receptions 1 Bathrooms 990.00 sq ft

PROPERTY DETAILS

CHAIN FREE

A fantastic opportunity to acquire a chain-free three-bedroom semi-detached family home, ideally positioned in the highly sought-after King Edward Avenue area of Hastings.

The property is within walking distance of the beautiful Alexandra Park, offering many acres of open green space, woodland walks, the reservoir and cafés. A good selection of local schools, bus routes and local shops are also close by, while Hastings Town Centre, the historic Old Town, seafront and beaches are all easily accessible.

The accommodation has been within the same family for many years and offers well-proportioned, practical living space. The ground floor comprises a useful entrance porch leading into a spacious hallway, an impressive open-plan lounge and dining room measuring in excess of 6 metres, a fitted kitchen, conservatory, and a rear lobby with WC.

To the first floor, there are two generous double bedrooms, a well-proportioned third bedroom, and a shower room with WC.

Externally, the property benefits from off-road parking for several vehicles to the front, with a driveway leading through to a garage. The attractive rear garden features patio seating areas, established plants and shrubs, and a lawned area, making it ideal for families and outdoor entertaining.

Further benefits include UPVC double glazing, gas-fired central heating, and the advantage of no onward chain. Viewings are strictly by appointment through the sole agents, Just Property.



ROOM DIMENSIONS

Front Door	Bedroom
Entrance Porch	11'10" x 9'6" (3.61 x 2.90)
Hallway	Bedroom
Open Plan Lounge and Dining Room	8'3" x 7'10" (2.54 x 2.41)
20'6" x 11'10" (6.27 x 3.61)	Shower Room / WC
Kitchen	Front Garden
9'3" x 8'5" (2.82 x 2.57)	Off Road Parking
Rear Lobby	Garage
9'8" x 8'5" (2.97 x 2.57)	Rear Garden
WC	
Conservatory	
11'3" x 9'8" (3.43 x 2.97)	
Stairs to Landing	
Bedroom	
11'10" x 11'1" (3.63 x 3.40)	

FEATURES

- CHAIN FREE
- Three Bedrooms
- Garage and Off Road Parking
- Good Sized Rear Garden
- Open Plan Lounge and Dining Room
- Walking Distance to Alexandra Park
- Schools and Shops Nearby
- Rear Conservatory
- Useful Ground Floor WC
- Great Family Home



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.