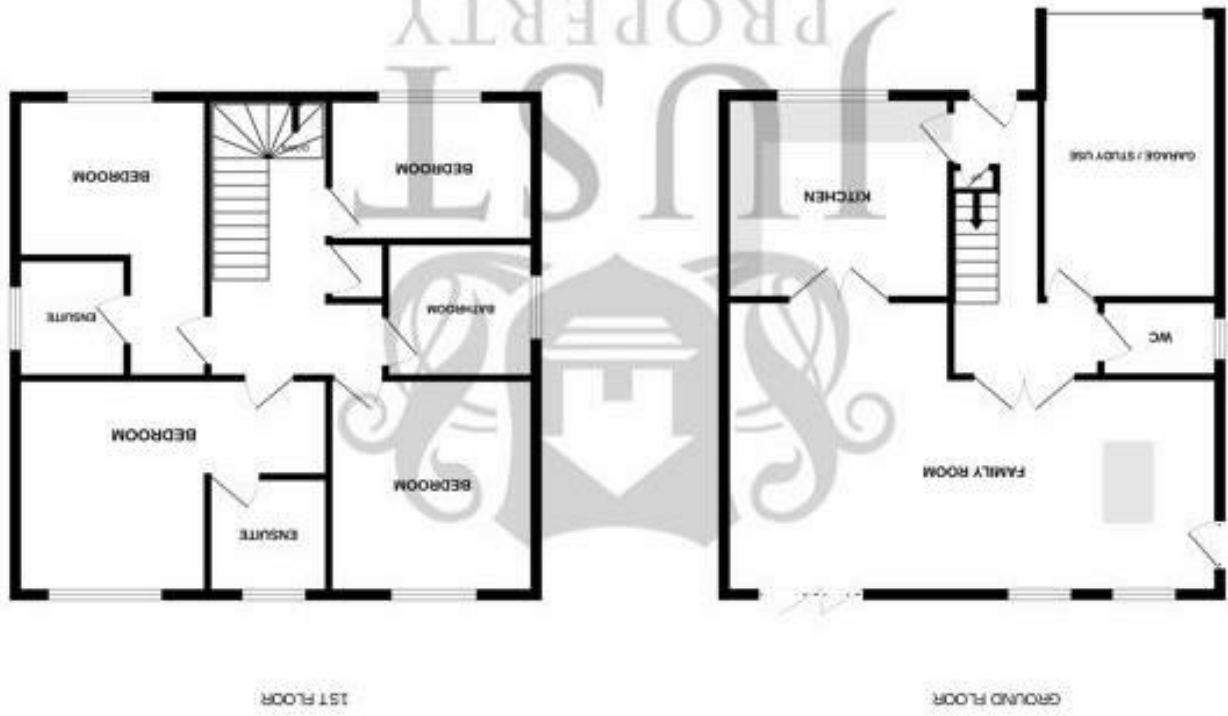
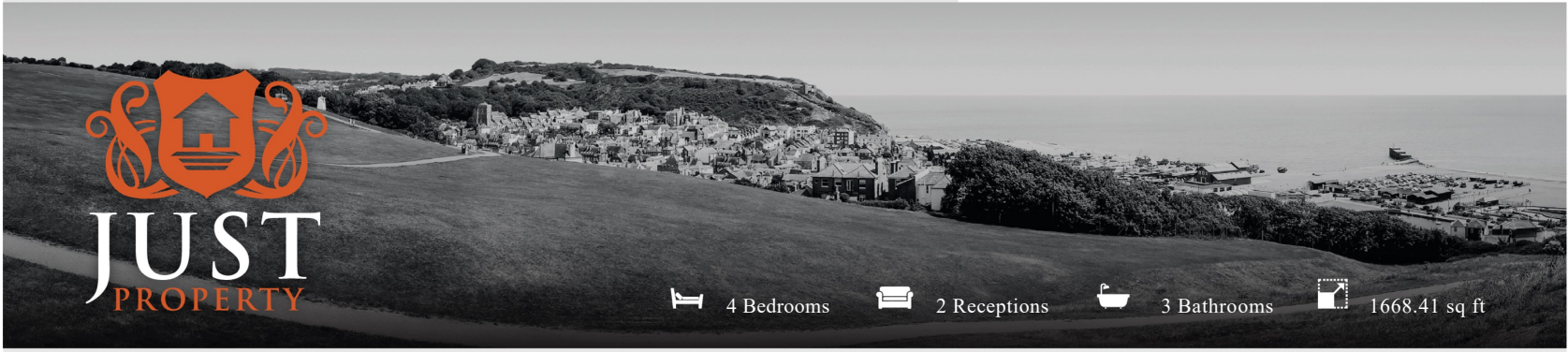




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Not energy efficient - higher running costs
		G (1-20)
		F (21-30)
		E (31-40)
		D (41-50)
		C (51-60)
		B (61-80)
Potential	Current	Very energy efficient - lower running costs
		A (91-100)
76		
85		



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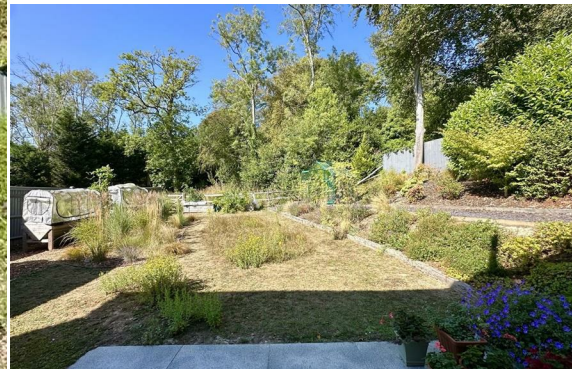


4 Bedrooms 2 Receptions 3 Bathrooms 1668.41 sq ft

12C Shining Cliff, Hastings, TN34 2GT

Freehold

£599,950





Freehold

£599,950



PROPERTY DETAILS

Tucked away and positioned within this highly sought after residential cul-de-sac on the edge of St Helens Woods, Just Property are delighted to present this very well presented deceptively spacious four double bedroom, modern detached family home. The property is well positioned close to Hastings town centre, with its mainline railway station and directs connections in to London. There are parks, excellent transport links, the historic Old Town, the wonderful seafront and promenade and town centre are also close by.

The heart of the home is an inviting open-plan lounge, which creates a warm and welcoming atmosphere for both relaxation and entertaining. The large front area enhances the property's appeal, allowing for plenty of natural light to flood the living spaces.

For those with multiple vehicles, the property offers off-road parking for up to five vehicles, ensuring that parking is never a concern. This feature is particularly valuable in a bustling area like Hastings, where space can often be at a premium.

With its spacious layout and modern amenities, this large four-bedroom detached house is not just a home; it is a sanctuary for families looking to enjoy the best of coastal living. Whether you are hosting gatherings or enjoying quiet family evenings, this property is sure to meet all your needs. Don't miss the opportunity to make this delightful home your own.

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

Council Tax Band - F

ROOM DIMENSIONS

Off Road Parking For Numerous Vehicles	Bedroom 13'4" x 9'11" (4.068 x 3.030)
Large Front Garden	Bedroom 11'11" x 10'6" (3.642 x 3.217)
Property Front Door	Family Bathroom 7'3" x 6'10" (2.214 x 2.094)
Entrance Hallway	Bedroom With En-Suite 19'9" x 12'7" max (6.030 x 3.843 max)
Storage	Bedroom With En-Suite 15'11" x 13'3" max (4.871 x 4.063 max)
Kitchen / Breakfast Room 13'3" x 13'2" (4.040 x 4.018)	Large Loft
Lounge / Dining Open Plan 29'8" x 14'8" (9.052 x 4.492)	Sunny Rear Gardens & Side Access
Downstairs Cloakroom	
Garage / Study Room 17'6" x 9'7" (5.350 x 2.946)	
Stairs Up To First Floor	
Landing	

FEATURES

- Highly Desirable & Quiet Family Orientated Location
- Four Bedrooms, With Two Offering En-Suites
- Open Plan Lounge / Dining Room Overlooking The Rear Garden
- Garage & Off Road Parking For Numerous Vehicles
- Generous Sized Plot, Large Front & Rear Gardens
- Recently Installed Solar Panels, Still Under Warranty
- Bright & Airy Living Accommodation Throughout
- Walking Distance To St Helens Woods & Alexandra Park
- Builders Structural Warranty Still In Place
- Excellent Decorative Order, Including Machine Oaked Flooring



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.