



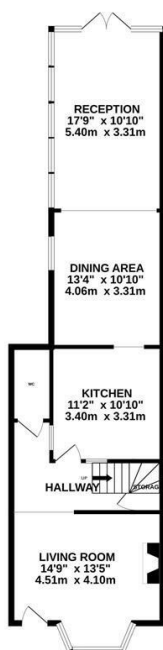
Edgar Road, Hastings TN35 5JJ

Offers in excess of £535,000

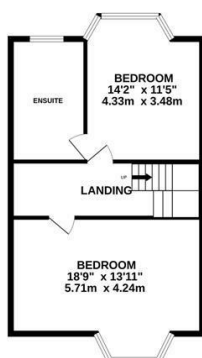


A beautifully presented FOUR BEDROOM, THREE STOREY terraced house located in a sought after CLIVE VALE SETTING. It's enviably positioned just a short walk from popular schools, Hastings Country Park, local shops at Ore Village, Hastings Old Town and the beach. Having been REFURBISHED THROUGHOUT the EXTENDED ACCOMMODATION here offers a sizeable, modern and versatile layout. The ground floor is arranged as a BAY FRONTED LIVING ROOM which features engineered oak flooring and enjoys a WOOD BURNING STOVE, leading through to the OPEN PLAN KITCHEN AND DINING ROOM which is positioned at the rear of the property. This opens onto an impressive additional reception room with double doors opening to the garden. The kitchen is FITTED WITH CONTEMPORARY UNITS housing ample storage and worktop space, there is also a DOWNSTAIRS CLOAKROOM on this floor. The four bedrooms span the two upper floors, all of which are GENEROUS DOUBLE ROOMS together with two family bathrooms. The bedrooms at the rear also relish STUNNING SEA VIEWS over the neighbouring rooftops towards the East Hill. There is an

GROUND FLOOR
745 sq ft. (68.7 sq.m.) approx.



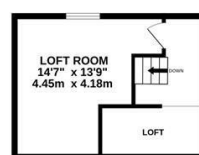
1ST FLOOR
579 sq ft. (53.3 sq.m.) approx.



2ND FLOOR
539 sq ft. (50.0 sq.m.) approx.



LOFT ROOM
257 sq ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 2111 sq.ft. (196.1 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 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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