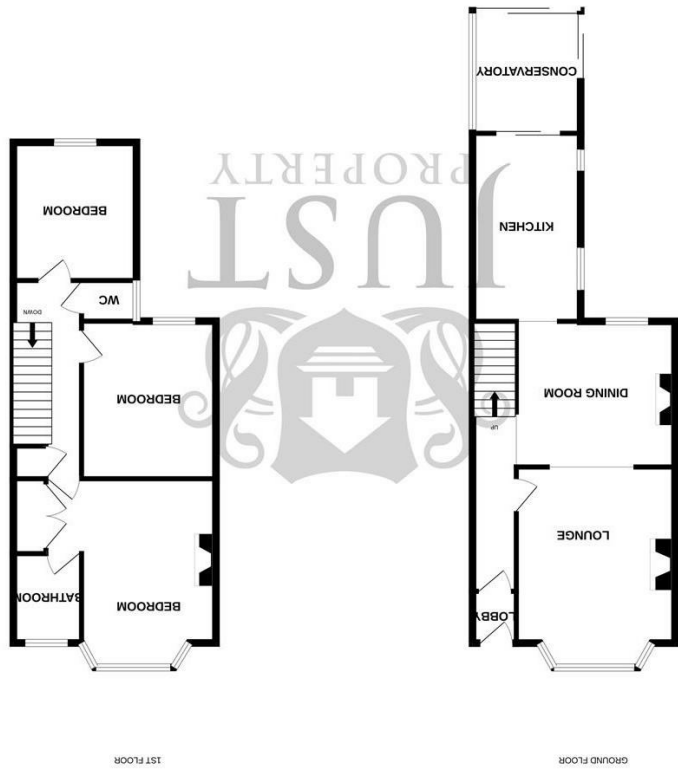




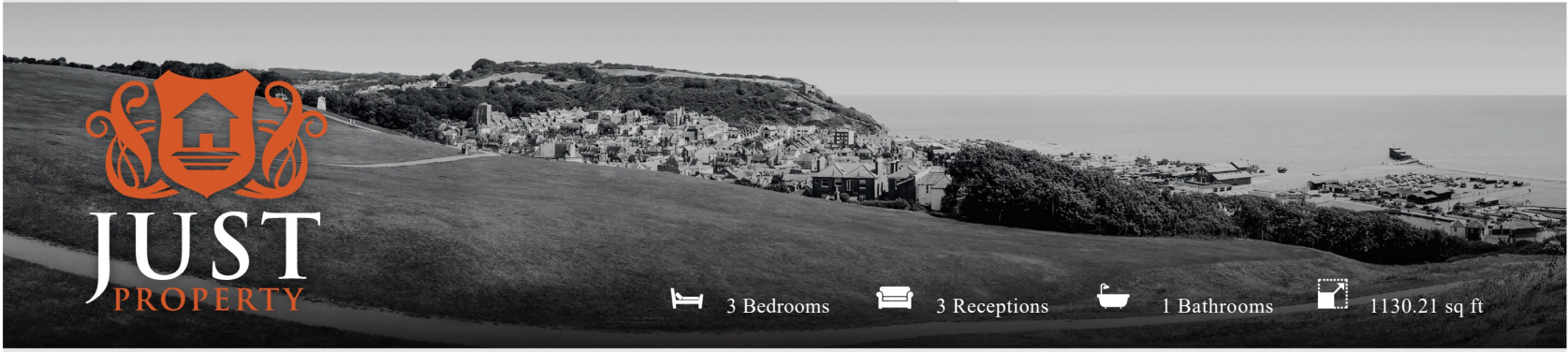
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
85		Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
	65	D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs



FLOORPLANS

37 Clive Avenue, Hastings, TN35 5LN

www.justproperty.net



3 Bedrooms 3 Receptions 1 Bathrooms 1130.21 sq ft

37 Clive Avenue, Hastings, TN35 5LN

Freehold

£350,000





Freehold

£350,000

3 Bedrooms 3 Receptions 1 Bathrooms 1130.21 sq ft

PROPERTY DETAILS

OFFERS IN EXCESS OF £350,000

Situated on one of the most desirable roads in the sought-after Clive Vale area of Hastings, this well-maintained and spacious three-bedroom mid-terrace home is offered to the market chain free and for the first time in over 55 years.

Ideally located, the property is within walking distance of local schools, shops, and the stunning Hastings Country Park. It's also conveniently close to Hastings Old Town, with its fantastic range of cafés, independent shops, entertainment venues, the seafront, and promenade.

The accommodation includes a welcoming entrance vestibule leading into a hallway, a dining room that opens into a bay-fronted family lounge, and a fitted kitchen at the rear of the property opening into a bright conservatory with views over the garden. On the first floor, you'll find a spacious principal bedroom with bay window, two further double bedrooms, a family bathroom, and a separate WC.

Externally, the property benefits from the all-important off-road parking and a beautiful rear garden featuring a patio area, lawn, and a wonderful selection of mature plants and shrubs. A hidden section of the garden offers a planting area, greenhouse, and a storage shed/workshop with rear pedestrian access—ideal for gardening enthusiasts.

Additional benefits include gas-fired central heating and UPVC double glazing throughout.

Early viewing is highly recommended to appreciate the potential and charm of this long-cherished home, available now via the vendor's chosen sole agents, Just Property.



ROOM DIMENSIONS

Front Door	Bedroom
Entrance Vestibule	11'3" x 9'10" (3.45 x 3.01)
Hallway	Bedroom
Family Lounge	10'11" x 9'8" (3.33 x 2.95)
15'7" x 12'3" (4.77 x 3.75)	WC
Dining Room	Off Road Parking
12'0" x 11'3" (3.67 x 3.45)	Rear Garden
Kitchen	Workshop / Shed
14'6" x 8'5" (4.43 x 2.57)	Greenhouse
Conservatory	
9'6" x 8'9" (2.90 x 2.69)	
Stairs To Landing	
Bedroom	
15'1" x 14'3" (4.61 x 4.35)	
Bathroom	
6'7" x 4'7" (2.03 x 1.42)	

FEATURES

- CHAIN FREE
- Off Road Parking
- Three Bedrooms
- Family Lounge and Dining Room
- Rear Conservatory
- Beautiful Rear Garden
- Greenhouse and Storage Shed / Workshop
- Close To Schools, Country Park,. and Shops
- Period Features
- Gas Heating and UPVc Windows

