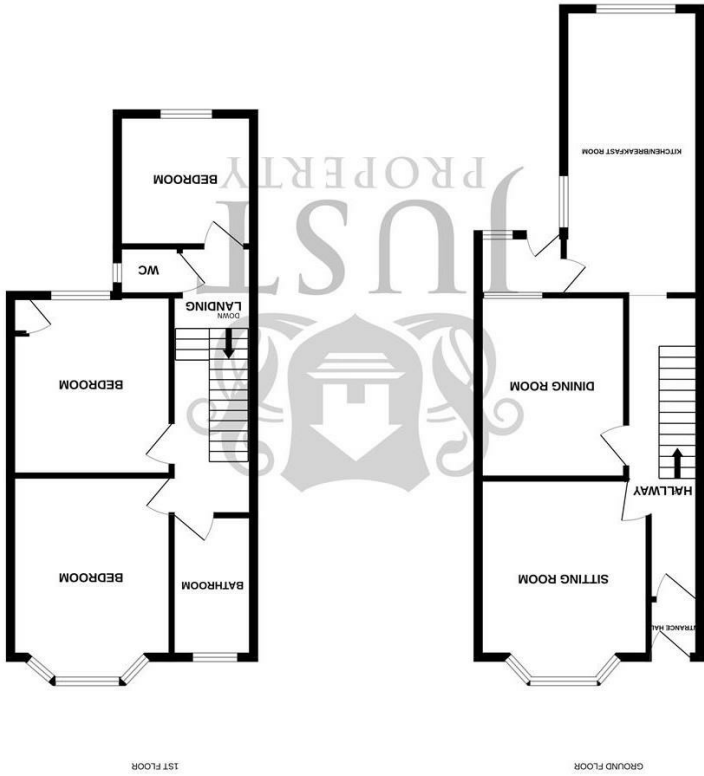




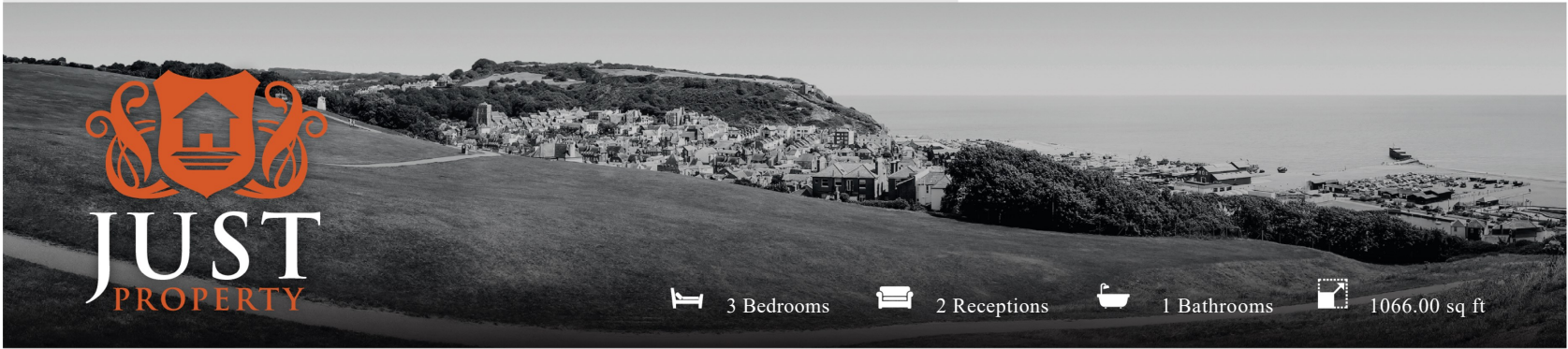
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
		Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs
		Potential



FLOORPLANS

91 Alfred Road, Hastings, TN35 5HZ

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 1066.00 sq ft

91 Alfred Road, Hastings, TN35 5HZ

Freehold
£275,000





Freehold

£275,000



ROOM DIMENSIONS

Front Door	Bedroom
Entrance Porch	11'5" x 10'9" (3.49 x 3.28)
Hallway	Bedroom
Understairs Storage	7'10" x 7'9" (2.40 x 2.37)
Sitting Room	Bathroom
14'2" x 13'3" (4.32 x 4.06)	WC
Dining Room	Front Garden
11'3" x 10'8" (3.44 x 3.27)	Rear Garden
Kitchen / Breakfast Room	
18'5" x 8'3" (5.62 x 2.52)	
Lean To	
Stairs Up To Landing	
Bedroom	
11'10" x 10'11" (3.61 x 3.34)	

FEATURES

- CHAIN FREE
- Three Bedrooms
- Two Reception Rooms
- Spacious Kitchen / Breakfast Room
- Large Rear Garden
- Bathroom & Seperate WC
- Mid Terrace Period Property
- Close To Schools and Local Shops
- UPVc Windows and Gas Central Heating

PROPERTY DETAILS

CHAIN FREE

Just Property are delighted to bring to the market this chain free and generously proportioned three bedroom mid-terrace period home, situated in the popular Upper Clive Vale area of Hastings.

Conveniently positioned close to local shops, well-regarded schools and regular bus routes, the property is also within easy reach of Hastings Old Town with its excellent selection of independent shops, cafés, restaurants, historic fishing quarter and seafront.

The accommodation is arranged over two floors and comprises an entrance porch leading into a spacious entrance hall with useful under-stairs storage. To the front of the property there is a bright bay-fronted living room, whilst a separate dining room provides an ideal space for entertaining. To the rear, there is a fitted kitchen/breakfast room overlooking the garden along with a useful lean-to providing additional storage and utility space.

On the first floor there are two generous double bedrooms, a third single bedroom, a family bathroom and a separate WC.

Externally, the property enjoys a front garden and an impressive rear garden measuring approximately 80ft in length. The garden is mainly laid to lawn with a variety of established plants and shrubs, raised beds, a shingled seating area and a useful storage shed.

Further benefits include UPVC double glazing, gas-fired central heating and the advantage of being offered to the market chain free.

Viewing is strictly by appointment with the vendors sole agents, Just Property.

Agents Note - The vendor of the property is related to a member of Just Property



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.