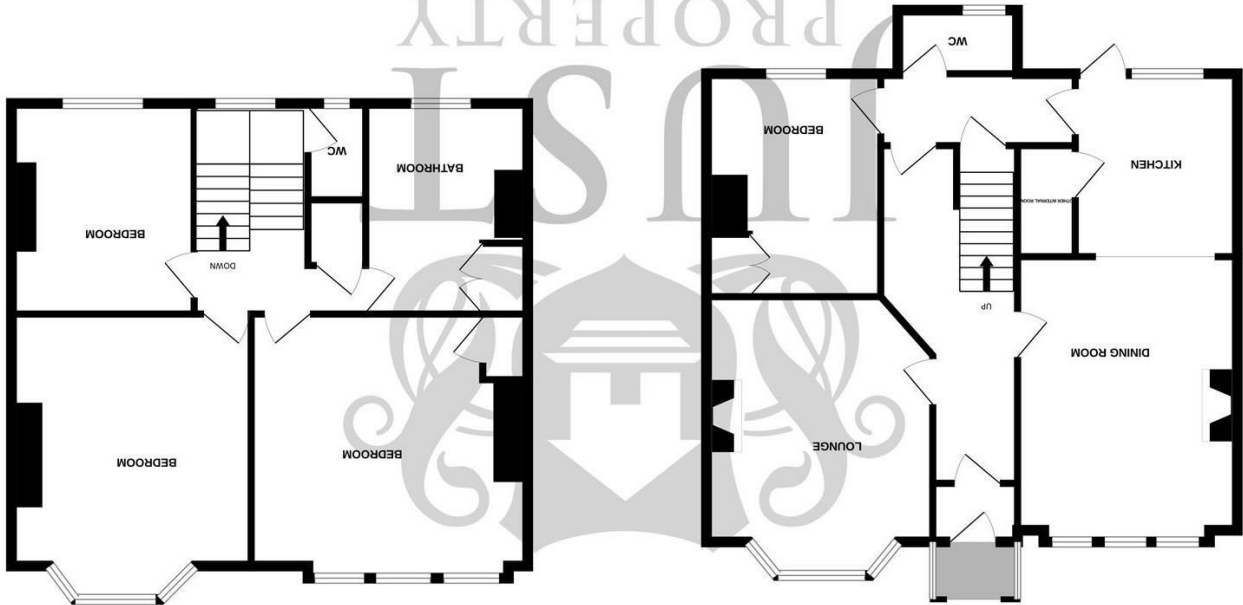




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
Potential	64	G (1-20)
		Not energy efficient - higher running costs



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.

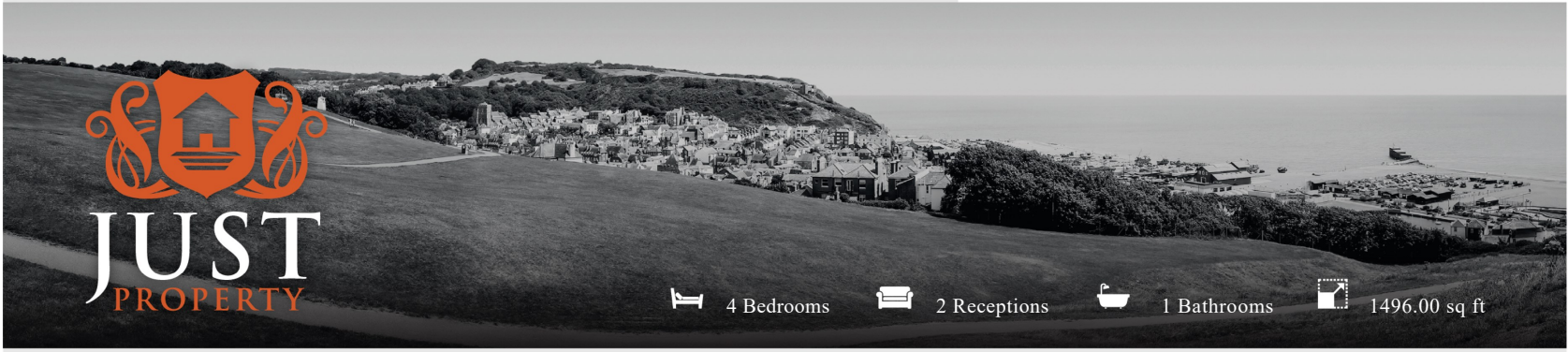
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FLOORPLANS

3 Canute Road, Hastings, TN35 5HU

www.justproperty.net



4 Bedrooms 2 Receptions 1 Bathrooms 1496.00 sq ft

3 Canute Road, Hastings, TN35 5HU

Freehold

£418,500





Freehold

£418,500



4 Bedrooms



2 Receptions



1 Bathrooms



1496.00 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market this beautifully presented late Victorian double-fronted family home, ideally situated in the highly sought-after Clive Vale area of Hastings. Enjoying stunning views across Hastings Country Park and towards the English Channel from the attractive bay windows, the property is conveniently located close to local shops, well-regarded primary and secondary schools, the historic Old Town and the seafront.

Lovingly improved by the current owners, this spacious home offers well-balanced accommodation throughout. An entrance canopy leads to a welcoming porch and generous entrance hallway. The ground floor features a cosy family lounge with a wood-burning stove, a dining area opening seamlessly into the fitted kitchen with a useful walk-in larder/storage cupboard, a versatile ground floor bedroom, a cloakroom/WC and additional understairs storage.

The half landing provides a further separate WC with useful storage above, whilst the first floor offers three generous double bedrooms with views and a beautifully appointed family bathroom. The boarded loft provides excellent additional storage.

Outside, the property enjoys an attractive front garden laid mainly to lawn with mature plants and shrubs, while the enclosed rear garden has been thoughtfully designed with patio and decking areas, a storage shed and colourful planted borders, creating an ideal space for relaxing and entertaining.

A wonderful period home combining character, space and breathtaking views in one of Hastings' most desirable locations. Viewing is highly recommended by the vendor's sole agents, Just Property. Please contact us on 01424 444100 to arrange your viewing.

ROOM DIMENSIONS

Front Canopy

Front Door

Entrance Porch

Hallway

Family Lounge

15'9" x 12'4" max (4.81 x 3.77 max)

Dining Room

15'8" x 12'0" (4.79 x 3.68)

Kitchen

10'1" x 8'11" (3.08 x 2.72)

Larder

WC

Bedroom

11'1" x 8'11" (3.39 x 2.72)

Under Stairs Storage

Stairs up to WC

Landing

Storage Cupboards x 2

Bedroom

15'2" x 13'8" max (4.64 x 4.18 max)

Bedroom

14'10" x 13'2" (4.53 x 4.03)

Bedroom

11'7" x 10'2" (3.54 x 3.10)

Bathroom

11'8" x 8'10" (3.56 x 2.70)

Front Garden

Rear Garden

FEATURES

- Beautiful Four Bedroom Property
- Fantastic Clive Vale Area of Hastings
- Attractive Front and Rear Gardens
- Many Period Features
- Bathroom and Two Seperate WC
- Open Plan Dining Space and Kitchen
- Useful Larder Storage
- Country Park Views
- Schools and Shops Nearby
- Double Fronted Late Victorian Home

