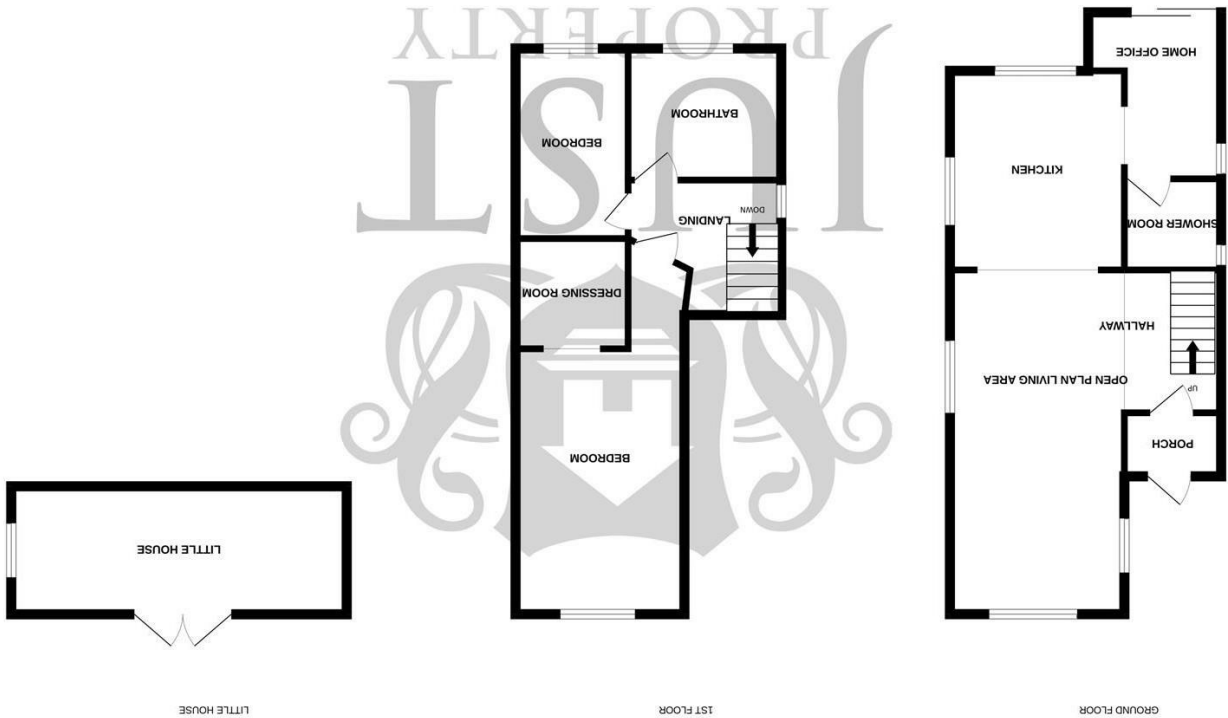




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	66	73
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		

While 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. 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

75 Edmund Road, Hastings, TN35 5LE

[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms 2 Receptions 2 Bathrooms 958.00 sq ft

75 Edmund Road, Hastings, TN35 5LE

Freehold

£375,000







Freehold

£375,000

2 Bedrooms 2 Receptions 2 Bathrooms 958.00 sq ft

## PROPERTY DETAILS

Located in the highly sought-after Clive Vale area of Hastings, this beautifully presented and exceptionally spacious two-bedroom detached home offers stylish living in a prime location. Within walking distance of popular local schools, Hastings Old Town, and the vibrant seafront and promenade, this property is ideally positioned for both convenience and lifestyle.

The current owners have thoughtfully updated the accommodation, which now includes an entrance porch opening into a bright dining area and a open plan spacious lounge. The recently refitted modern kitchen features sleek units, integral appliances, and direct access to a useful office space/utility area. A contemporary ground-floor shower room and WC complete the ground floor.

Upstairs, the first floor offers two generously sized double bedrooms, with the principal bedroom benefiting from a superb dressing area. There is also a stylish family bathroom with a separate walk-in shower.

Outside, the property boasts an attractive front garden and off-road parking. The landscaped rear garden is a true highlight, featuring a patio area, fruit trees, and a fully powered garden room—ideal as a home office, studio or gym. Additionally, there is a separate storage shed with electricity.

This stunning home has seen significant investment and is presented in excellent condition throughout. Offered to the market by the vendor's sole agents, Just Property.

For more information or to arrange a viewing, please contact Just Property on 01424 444100.

## ROOM DIMENSIONS

Front Door	Dressing Area
Entrance Porch	6'6" x 6'6" (2.0 x 2.0)
Open Plan Lounge and Dining Area	Bedroom
21'11" x 13'5" (6.70 x 4.11)	11'1" x 8'2" (3.40 x 2.50)
Under Stairs Storage	Family Bathroom
Fitted Kitchen	8'10" x 7'6" (2.70 x 2.30)
11'1" x 10'1" (3.39 x 3.09)	Off Road Parking
Shower Room / WC	Front Garden
5'11" x 5'5" (1.81 x 1.67)	Rear Garden
Office Space	Garden Room
10'2" x 5'10" (3.12 x 1.78)	19'8" x 7'6" (6.00 x 2.30)
Utility Area	
Stairs To Landing	
Bedroom	
20'0" x 9'10" (6.10 x 3.00)	

## FEATURES

- Stunning Detached House
- Two Double Bedrooms
- Beautiful Condition
- New Fitted Kitchen
- Off Road Parking
- Large Rear garden
- Garden Room With Power
- Clive Vale Area of Hastings
- Open Plan Living Area
- Dressing Room and Two Bathrooms

