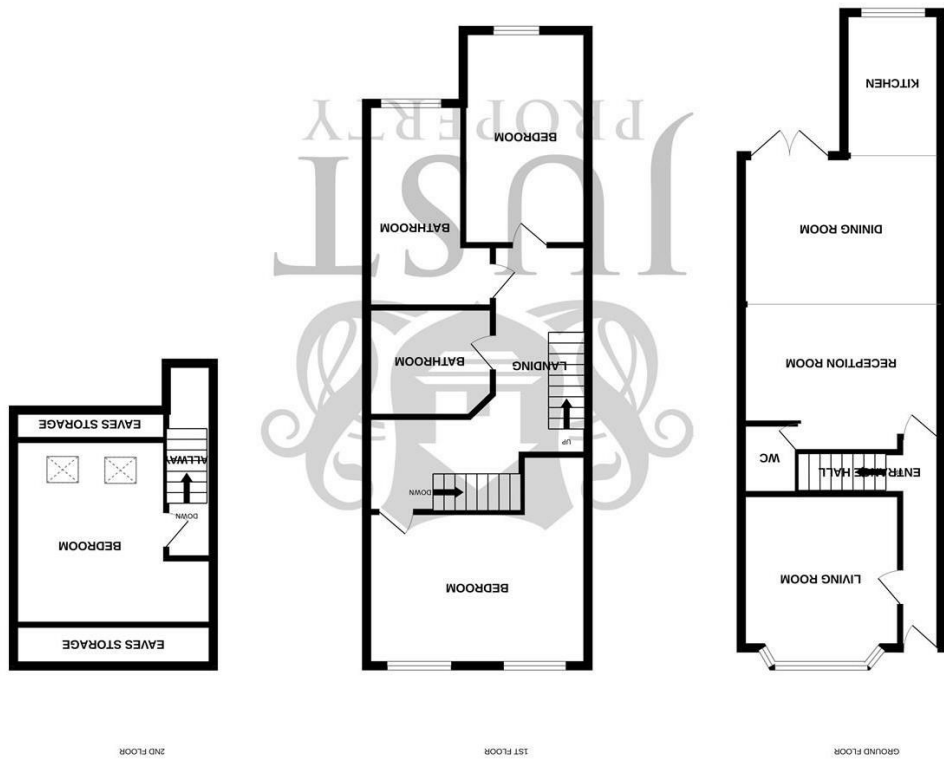


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(41-50)
D	(51-60)
C	(61-70)
B	(71-80)
A	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	73
Potential	80



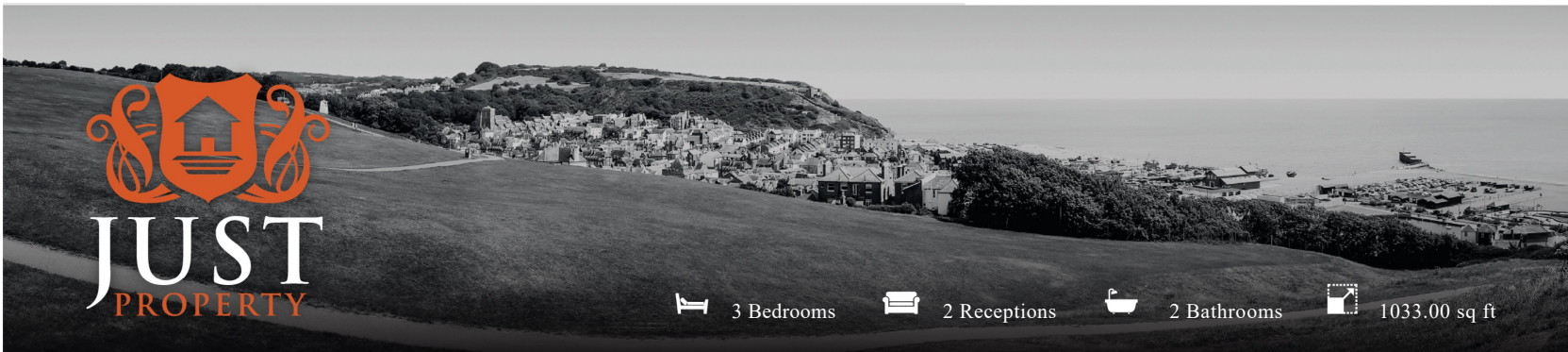
What energy rating has been made to ensure the accuracy of the English contained here. Measurements of energy efficiency are taken on the basis of a standard set of assumptions. The energy efficiency of a property is not a guarantee of energy efficiency. The energy efficiency of a property can vary significantly from the energy efficiency of a property as shown on the energy efficiency label. The energy efficiency of a property can vary significantly from the energy efficiency of a property as shown on the energy efficiency label. The energy efficiency of a property can vary significantly from the energy efficiency of a property as shown on the energy efficiency label.



FLOORPLANS

139 Athelstan Road, Hastings, TN35 5JF

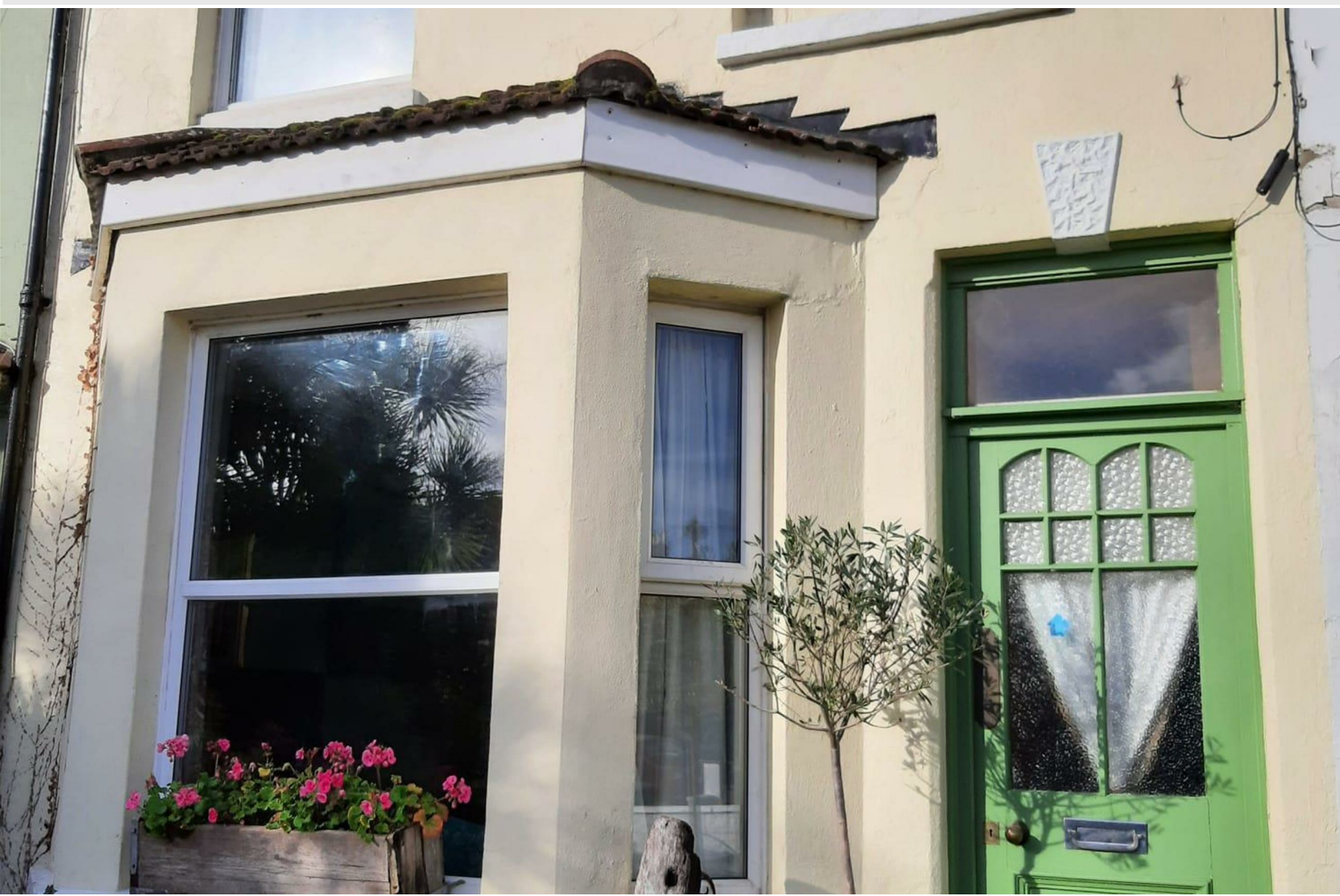
www.justproperty.net



3 Bedrooms 2 Receptions 2 Bathrooms 1033.00 sq ft

Freehold
£350,000

139 Athelstan Road, Hastings, TN35 5JF





3 Bedrooms 2 Receptions 2 Bathrooms 1033.00 sq ft

PROPERTY DETAILS

A beautifully styled and exceptionally well-presented period family home, situated in a quiet residential road within the ever-popular Clive Vale area of Hastings. This charming property is ideally located close to local primary and secondary schools, Hastings Country Park, convenience stores, and the historic Old Town with its vibrant mix of cafés, restaurants, galleries, and entertainment venues, as well as the seafront and promenade.

The accommodation offers a spacious entrance hallway leading into a bay-fronted lounge with a woodburning stove, perfect for cosy evenings. This flows through to a large open-plan reception and dining space with a beautifully fitted kitchen and a useful ground-floor WC. French doors open onto the rear garden, creating a seamless connection between the indoor and outdoor spaces and allowing natural light to fill the ground floor all year round.

To the first floor, there are two generous double bedrooms and two separate bathrooms, one featuring a stunning roll-top bath. The second floor provides a further double bedroom with useful eaves storage, making this a wonderfully versatile home for family living.

Externally, the property benefits from off-road parking to the front, an attractive front garden, and an enclosed rear garden with mature planting that creates a private and peaceful space to relax. A rear-accessed garage offers excellent storage or additional parking options.

Further benefits include gas-fired central heating, UPVC double glazing, and pleasant sea glimpses from the front of the property.

This truly is a superb example of a Clive Vale home, and viewing is highly recommended through the vendor's chosen sole agents, Just Property.



ROOM DIMENSIONS

Front Door	Bathroom
Hallway	7'11" x 6'10" (2.42 x 2.09)
Lounge	Bathroom
12'2" x 9'3" (3.73 x 2.84)	15'0" x 7'11" max (4.59 x 2.43 max)
Reception Area	Bedroom
12'9" x 10'3" (3.91 x 3.14)	13'11" x 7'4" (4.26 x 2.24)
Dining Area	Stairs Up To
13'3" x 8'9" (4.04 x 2.68)	Bedroom
Open Plan Kitchen	11'10" x 9'7" (3.61 x 2.94)
8'8" x 6'7" (2.65 x 2.02)	Off Road Parking
WC	Rear Patio
Stairs Up To Landing	Rear Garden
Bedroom	Garage To Rear
13'11" x 10'0" (4.25 x 3.06)	17'3" x 11'8" (5.26 x 3.58)
Storage Area	

FEATURES

- Three Bedroom Period Home
- Two Bathrooms
- Off Road Parking and Garage to Rear
- Cosy Lounge with Wood Burner
- Open Plan Reception Room and Dining Space
- Fitted Kitchen
- Close To Schools and Country Park
- Sea Glimpse
- Stunning Interiors
- Very Spacious Home

