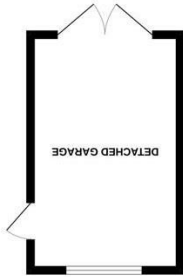
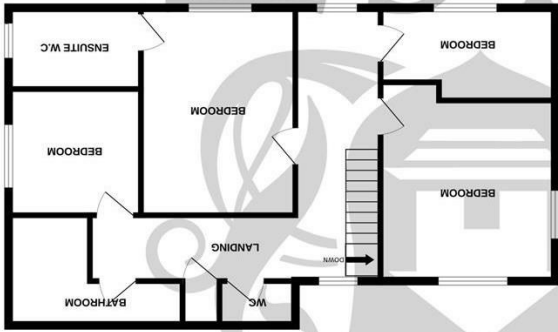




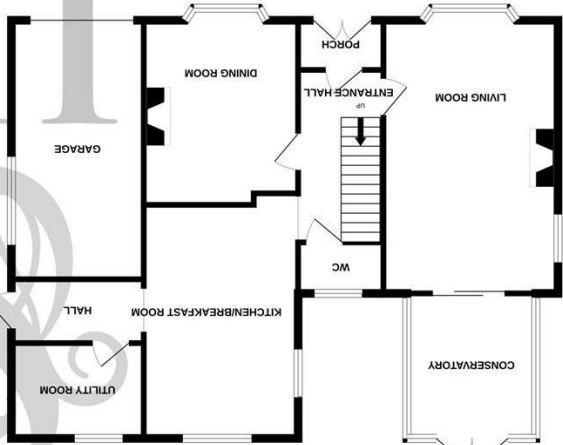
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	Very energy efficient - lower running costs	
	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		



DETACHED GARAGE



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.

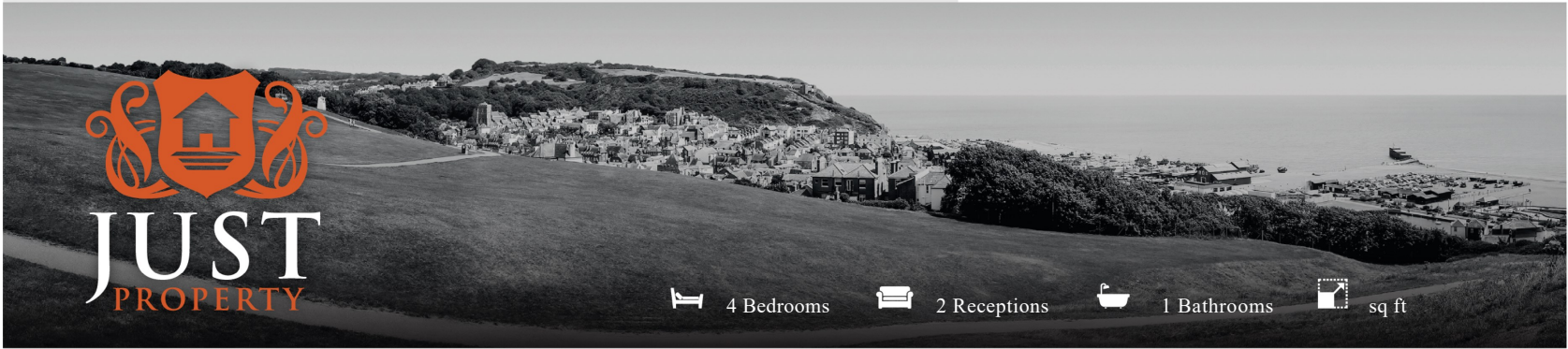
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4 King Edward Avenue, Hastings, TN34 2NQ

FLOORPLANS

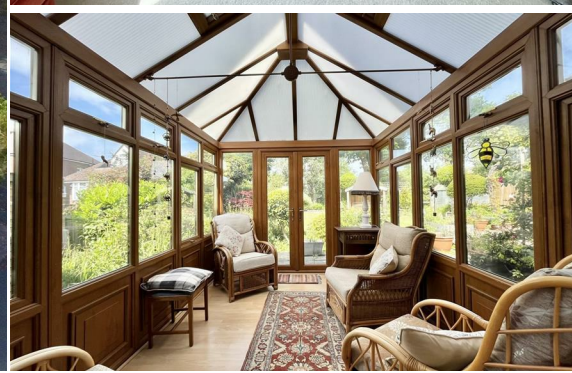
www.justproperty.net



4 King Edward Avenue, Hastings, TN34 2NQ

Freehold

£525,000





Freehold

£525,000



4 Bedrooms



2 Receptions



1 Bathrooms



sq ft

PROPERTY DETAILS

AN EXCEPTIONAL DETACHED FAMILY HOME

A rare opportunity to acquire this attractive four-bedroom detached family home, occupying a substantial plot in one of Hastings' most sought-after residential roads, King Edward Avenue.

Positioned within easy reach of the beautiful Alexandra Park, the property enjoys convenient access to acres of open green space, woodland walks, cafés and recreational facilities. A range of highly regarded schools, local shops and regular bus services are nearby, whilst Hastings Town Centre, the historic Old Town, seafront and mainline railway stations are all easily accessible.

This charming home offers spacious and versatile accommodation arranged over two floors, retaining much of its original character and providing an ideal setting for modern family living. The ground floor comprises a welcoming entrance hall, a generous living room, separate dining room, kitchen/breakfast room, conservatory, utility room and cloakroom/WC. The well-balanced layout provides excellent space for both everyday family life and entertaining guests.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom benefitting from an en-suite WC, together with a family bathroom and additional separate WC.

Occupying a generous mature plot, the property enjoys established gardens to both the front and rear, offering a wonderful degree of privacy and ample outdoor space for families to enjoy. A particular feature of the property is the excellent provision for parking and storage, benefitting from an integral garage, detached garage and extensive off-road parking.

Further benefits include gas-fired central heating, double glazing and tremendous scope for a purchaser to modernise and personalise the accommodation to their own tastes, if desired.

Properties of this nature, combining character, space and a prime location, are rarely available to the market. Viewing is highly recommended through the sole agents, Just Property.

ROOM DIMENSIONS

Front Door

Porch

Entrance Hall

Living Room
20'1" x 11'11" (6.14 x 3.64)

Conservatory
12'6" x 8'3" (3.83 x 2.53)

Dining Room
14'3" x 12'2" (4.35 x 3.71)

W.C

Kitchen Breakfast Room
16'7" x 12'0" (5.08 x 3.68)

Utility Room
8'8" x 6'10" (2.65 x 2.10)

Stairs to Landing

Bedroom
14'5" x 12'2" (4.41 x 3.72)

En Suite W.C
8'9" x 4'5" (2.67 x 1.36)

Bedroom
12'4" x 11'10" (3.76 x 3.62)

Bedroom
11'10" x 9'4" (3.63 x 2.87)

W.C

Airing Cupboard

Bathroom
13'5" (max) x 6'5" (4.10 (max) x 1.96)

Bedroom
9'8" x 8'7" (2.95 x 2.62)

Integral Garage
17'8" x 8'9" (5.40 x 2.68)

Detached Timber Garage
18'0" x 10'0" (5.51 x 3.05)

Front Garden and Off Road Parking

Rear Gardens

FEATURES

- *** CHAIN FREE ***
- Attractive four-bedroom detached family home in a highly sought-after
- Occupying a generous and mature plot with established front and rear gardens
- Characterful property offering spacious and versatile accommodation throughout
- Three reception areas including a living room, dining room and conservatory
- Well-proportioned kitchen/breakfast room with separate utility room
- Four first-floor bedrooms, including a principal bedroom with en-suite WC
- Family bathroom plus additional separate WC serving the first floor
- Integral garage and detached garage providing excellent storage and parking options
- Ample off-road parking for multiple vehicles



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.