



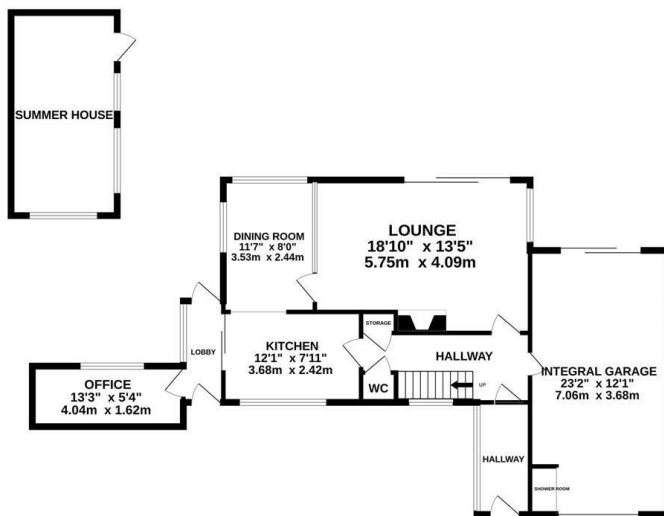
## Elphinstone Gardens, Hastings TN34 2BW

Offers in excess of £425,000

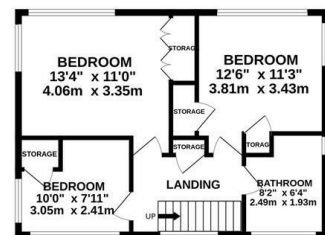


A stylish THREE BEDROOM DETACHED HOUSE with INTEGRAL GARAGE and SUMMER HOUSE set in a quiet cul-de-sac location within the Blacklands area. It's conveniently positioned close to popular Schools, Alexandra Park and St. Helens Woods. Refurbished with a MID CENTURY STYLE throughout, the accommodation here offers the perfect blend of INDOOR/OUTDOOR LIVING with floor to ceiling windows and sliding doors spanning the full width of the house. The ground floor comprises of an OPEN PLAN KITCHEN DINER with WRAP AROUND WINDOWS framing a picturesque view of the garden and leads through to the SPACIOUS LIVING ROOM which enjoys a LOG BURNING STOVE. There is also an external serviced office accessed through a GLASS LOBBY and a W/C on this floor, together with the INTEGRAL GARAGE which benefits from a SHOWER ROOM and bifold doors into the garden. The upper floor houses THREE DOUBLE BEDROOMS and a stylish bathroom with bath and shower over. Externally the garden is of a real feature here, with an area of patio, perfect for DINING ALFRESCO, followed by an expanse of lawn, two ponds and an additional area of land which homes a GENEROUSLY PROPORTIONED SUMMER HOUSE. To the front of the property there is additional access to the garage and OFF ROAD PARKING FOR ONE VEHICLE.

GROUND FLOOR  
1110 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1634 sq.ft. (151.8 sq.m.) approx.

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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