



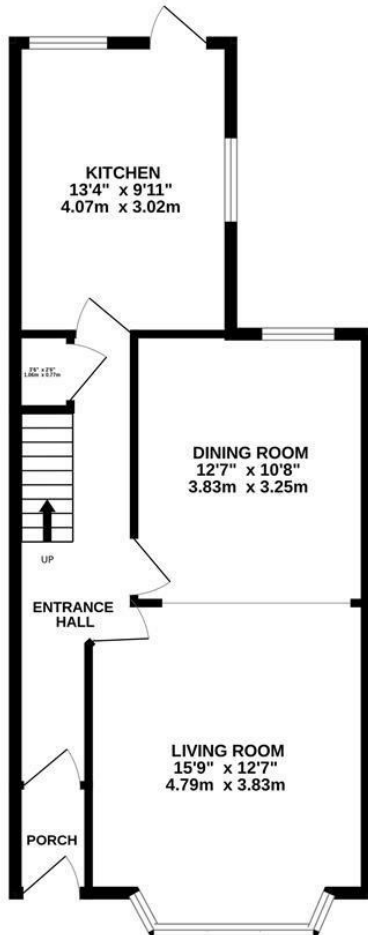
Berlin Road, Hastings TN35 5LH

Offers in excess of £375,000

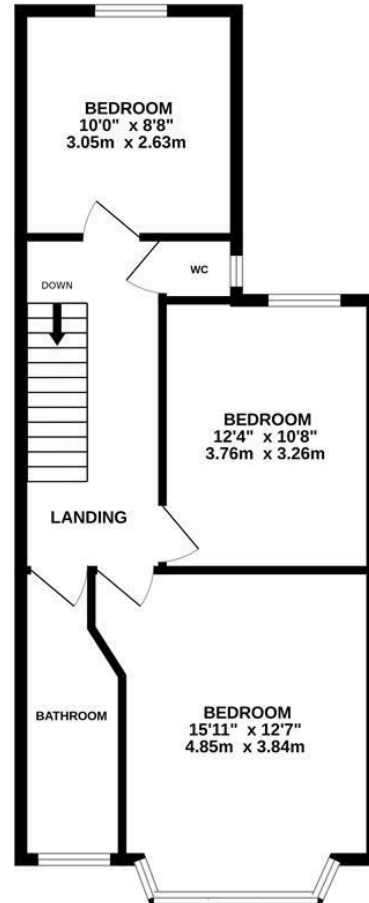


A well presented three bedroom VICTORIAN HOUSE situated in an enviable CLIVE VALE LOCATION within easy reach of local shops at Ore Village, Hastings Country Park and Hastings Old Town. The accommodation here is WELL PRESENTED THROUGHOUT and arranged as a bay fronted living room with a feature fireplace which is open to the dining room to create a bright, dual aspect space which acts as the hub of the family home. The MODERN FITTED KITCHEN is positioned at the rear of the property enjoying access out to the garden. The first floor houses THREE WELL-PROPORTIONED BEDROOMS together with a family bathroom and a separate cloakroom. From the front of the property you can enjoy views across the neighbouring rooftops TOWARDS THE SEA. Externally the garden enjoys a large area of decking which provides the perfect spot to dine al-fresco with a raised expanse of lawn beyond. Positioned in a sought after location this fantastic property is not to be missed.

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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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