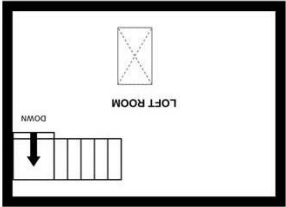
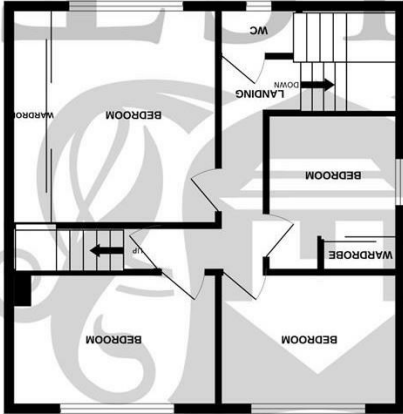




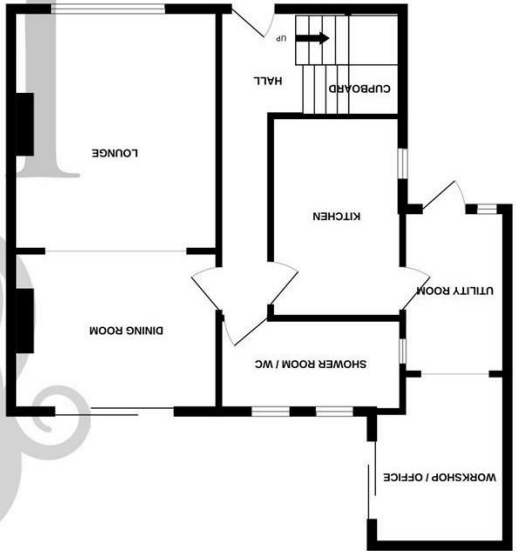
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	A
	(92 plus)	
		B
	(81-91)	
		C
	(69-80)	
		D
		E
		F
		G
	Not energy efficient - higher running costs	(1-20)
Potential		
Current		
75		
67		



LOFT ROOM



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 any other items are approximate and no responsibility is taken for any 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.

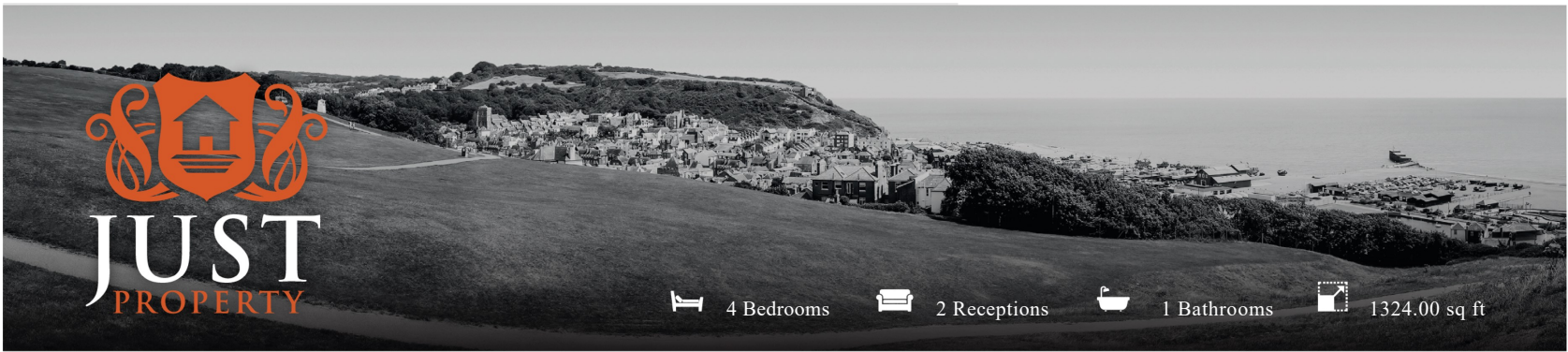
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FLOORPLANS

65 Barley Lane, Hastings, TN35 5NT



4 Bedrooms 2 Receptions 1 Bathrooms 1324.00 sq ft

65 Barley Lane, Hastings, TN35 5NT

Freehold

£350,000





Freehold

£350,000



ROOM DIMENSIONS

Entrance Canopy	Bedroom
Front Door	12'9" x 12'2" (3.89 x 3.73)
Entrance Hallway	Bedroom
Under Stairs Cupboard	9'8" x 7'8" (2.95 x 2.34)
Lounge	Bedroom
14'0" x 12'0" (4.27 x 3.66)	12'2" x 7'8" (3.73 x 2.36)
Open Plan Dining Area	Bedroom
12'4" x 9'3" (3.76 x 2.82)	11'1" x 7'10" (3.38 x 2.39)
Kitchen	Stairs To Loft Room
11'6" x 7'6" (3.53 x 2.31)	15'10" x 11'5" (4.83 x 3.48)
Utility Room	Front Garden
10'5" x 6'0" (3.20 x 1.83)	Off Road Parking
Workshop / Office	Decked Area
11'6" x 7'8" (3.53 x 2.36)	Rear Garden
Shower Room / WC	
Stairs To Landing	
WC	

PROPERTY DETAILS

Barley Lane, Hastings - Four Bedroom Semi-Detached Home with Stunning Views

Set in an enviable position on Barley Lane, this four-bedroom semi-detached home enjoys far-reaching views across Hastings towards Beachy Head and the English Channel. The property is ideally located just moments from Hastings Country Park, while also being within easy reach of the vibrant Old Town with its cafés, galleries, seafront promenade, and year-round entertainment.

Accommodation

The ground floor opens into a spacious entrance hallway leading through to a bright open-plan lounge and dining area, with doors opening out onto a raised decking – perfect for entertaining or relaxing. A recently refitted shower room, fitted kitchen, utility room, and a versatile rear office/workshop complete the ground floor.

On the first floor, there are four well-proportioned bedrooms along with a separate WC. The property further benefits from a generous loft room, offering excellent potential for additional accommodation, a home studio, or hobby space.

Outside

Externally, the property boasts an attractive front garden, off-road parking for two vehicles, and a terraced rear garden with lawn, established planting, shrubs, and a useful garden shed.

Additional Features:

- Chain free
- UPVC double glazing
- Gas-fired central heating

This superbly positioned property is available chain free via the vendors’ chosen sole agents, Just Property.

FEATURES

- CHAIN FREE
- Four Bedrooms
- Immediate Access To Hastings Country Park
- Off Road Parking
- Superb Views
- Utility and Workshop / Office
- Decking and Rear Gardens
- Useful Loft Room
- Walking Distance To Hastings Old Town



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.