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162 Edmund Road, Hastings, East Sussex TN35 5LQ
Offers In Excess Of £450,000 Freehold

Nestled in the charming Clive Vale area of Hastings, this delightful three storey semi detached house on Edmund Road offers a perfect blend of period features and modern living. Spanning an impressive 1,596 square feet, this tastefully decorated home boasts two reception rooms, providing ample space for both relaxation and entertainment. As you enter, you are welcomed into a spacious living room that exudes warmth and character.

Adjacent to this is a versatile dining room, which can also serve as an occasional bedroom/office, complete with doors that open out to the expansive rear garden. The heart of the home is the extended kitchen/diner, a bright and airy space that seamlessly connects to the garden, making it ideal for family gatherings and summer barbecues. The first floor comprises two well-proportioned bedrooms, accompanied by a modernised bath/shower room, ensuring convenience for family and guests alike. Ascend to the top floor, where you will find the third bedroom, featuring Velux windows that not only flood the space with natural light but also offer delightful glimpses of the sea. One of the standout features of this property is the large rear garden, a rare find in the area, providing a tranquil outdoor retreat, as well as a useful outbuilding. Additionally, the property includes a garage and parking for two vehicles, a significant advantage in this sought-after location. This home is perfect for families or anyone seeking a blend of comfort and style in a vibrant community. With its proximity to local amenities and the beautiful Hastings coastline, this property is a must-see for those looking to make it their own.









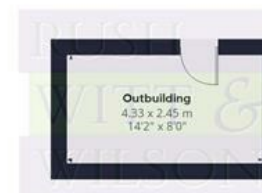
Floor 0 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

148.3 m²

1596 ft²

Reduced headroom

4.4 m²

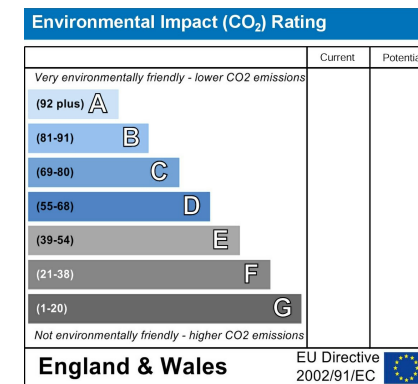
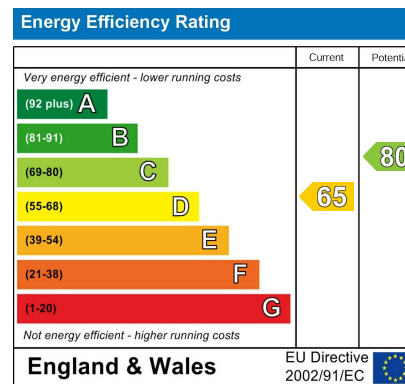
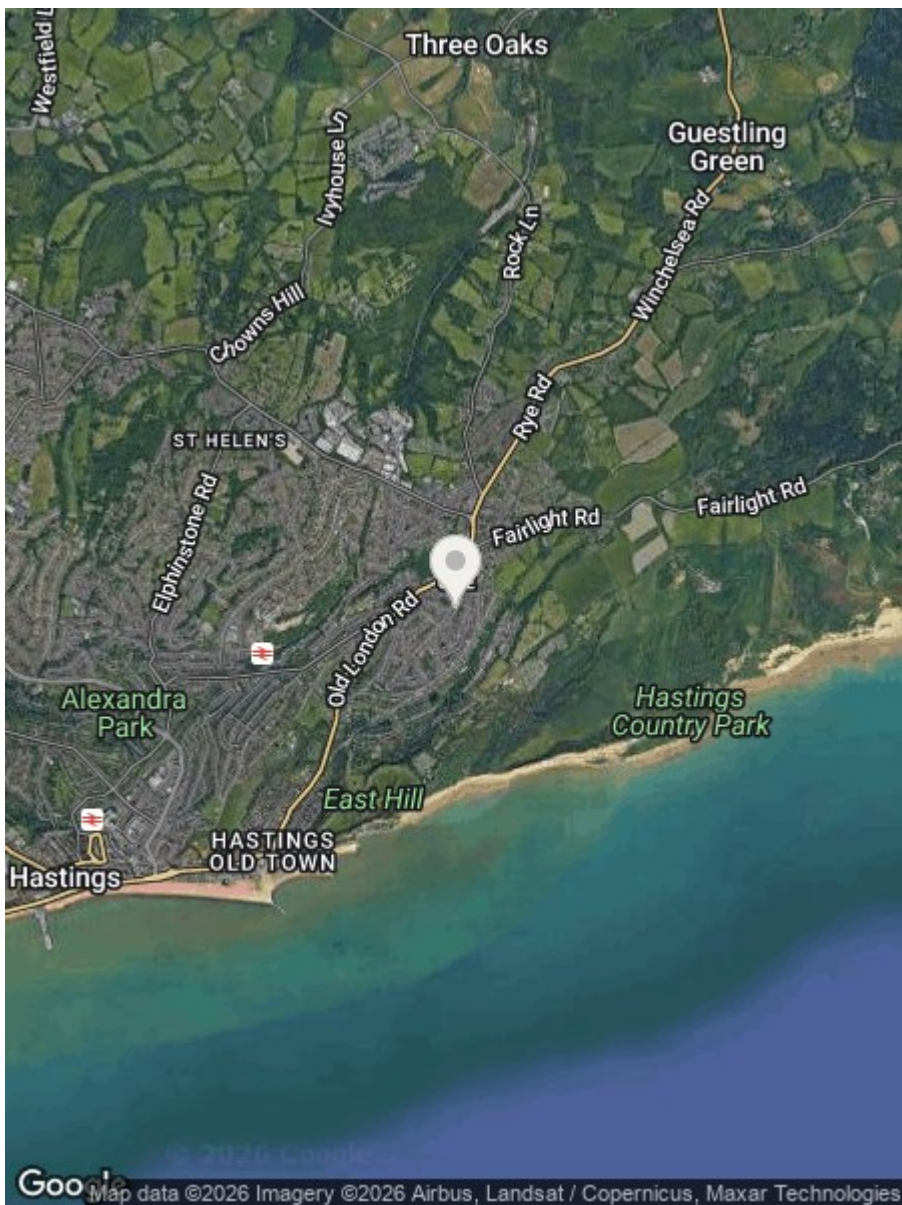
47 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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