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**7 Amberstone Close, Hastings, East Sussex TN34 2BE  
Offers In The Region Of £350,000 Freehold**



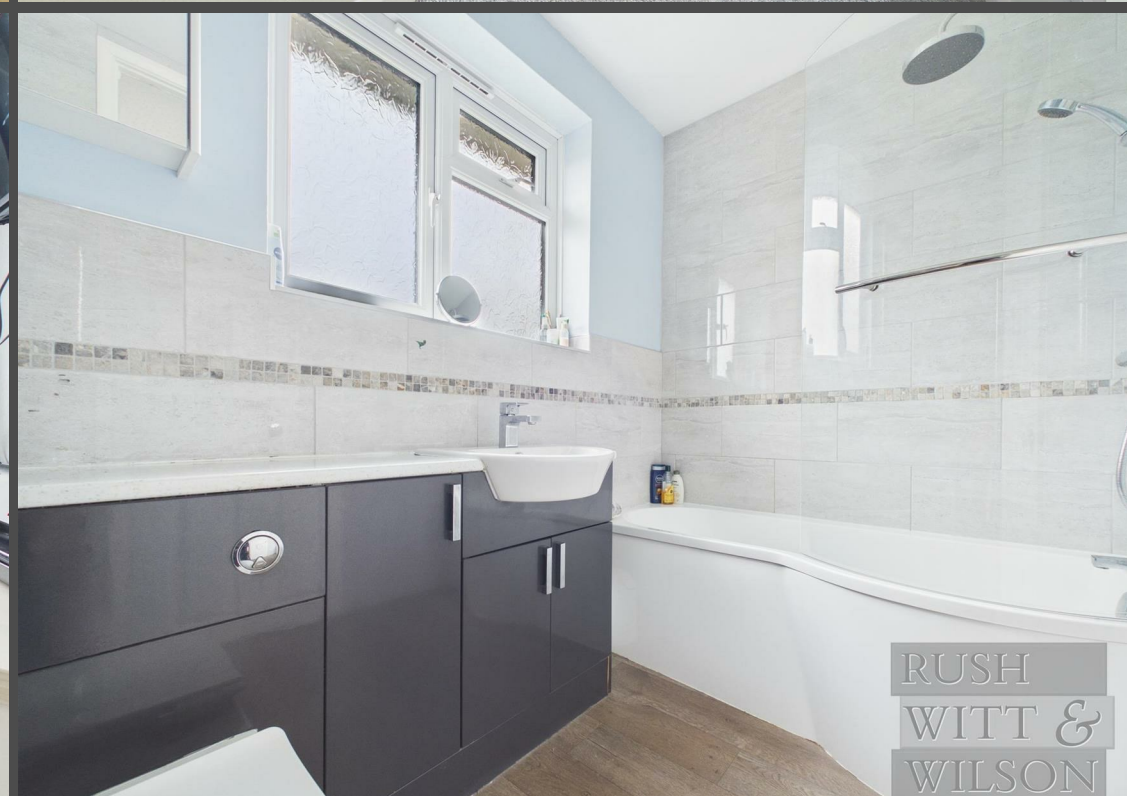
Nestled in the charming Amberstone Close, Hastings, this delightful semi-detached house offers a perfect family home for those seeking comfort and convenience. Bordering the scenic St. Helens Wood area, this property is ideally situated for nature lovers and those who appreciate leisurely countryside walks. Local amenities are within easy reach, including a Spar convenience store, Ore Station, Conquest Hospital, Sandown Primary School, and Ark Academy, making it a practical choice for families. This well-appointed Neo-Georgian style home is ready for you to move in, having undergone numerous improvements by the current owner. Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious living/dining room, which boasts a bright and airy atmosphere thanks to its bay window and tasteful décor. The modern fitted kitchen, installed in 2021, exudes style and functionality, providing an excellent space for culinary creations. Additionally, a convenient downstairs WC enhances the practicality of the layout. The first floor features two generously sized bedrooms, both offering lovely leafy views, alongside a single third bedroom and a family bathroom. Each room is designed to provide comfort and tranquillity, making it an ideal retreat for family living. Externally, the property benefits from a driveway that accommodates multiple vehicles, leading to a single garage. The rear garden has been thoughtfully landscaped to take full advantage of the sunny aspect, featuring a secluded side terrace that is perfect for alfresco dining and relaxation. In summary, this property presents an exceptional opportunity for those seeking a ready-to-move-in family home in a desirable location. With its blend of modern amenities and proximity to nature, it is sure to appeal to a wide range of buyers.



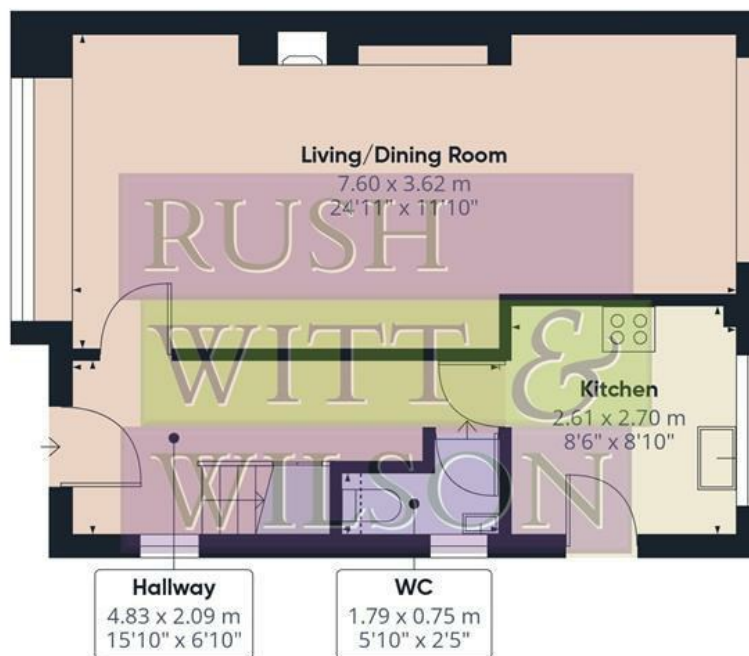












**Floor 0**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

84.1 m<sup>2</sup>  
904 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

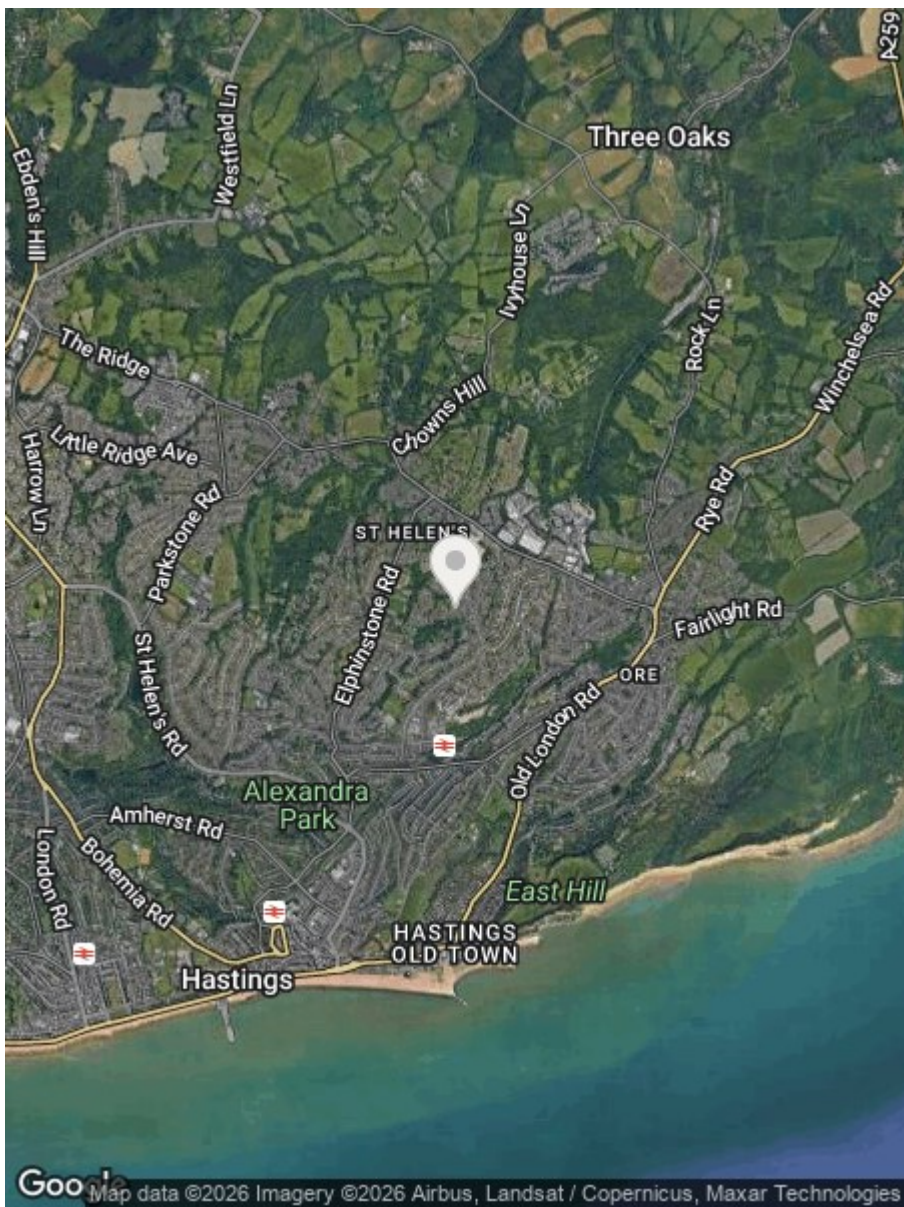
Reduced headroom

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.

**GIRAFFE360**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax Band - C

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.

Important Notice:

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