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**37 Canute Road, Hastings, TN35 5HT**  
**Guide Price £375,000 - £400,000**

**\*\*GUIDE PRICE £375,000 - £400,000\*\*** Nestled on the charming Canute Road in Hastings, this beautifully presented double fronted mid-terrace house is a true gem in the sought-after Clive Vale area. The property has been significantly upgraded by the current owners, showcasing a high standard of modern living while retaining its period charm. Upon entering, you are greeted by an attractive entrance hallway that leads to a spacious sitting room offering a delightful space, perfect for relaxation, while the newly fitted kitchen with elegant quartz worktops offers a wonderful dining experience. This kitchen/diner spans the length of the house and provides access to an enclosed rear garden, ideal for outdoor entertaining or quiet moments in the sun. The first floor boasts three generously sized double bedrooms, two of which offer distant sea views, adding a touch of coastal charm to your living experience. The bathroom is a standout feature, complete with fine fittings and a luxurious freestanding claw foot bath, perfect for unwinding after a long day. Additionally, the property benefits from a convenient downstairs cloakroom. The house is well-equipped for modern living, having recently had a new boiler installed, ensuring comfort throughout the seasons. Outside, you will find off-road parking for two vehicles, a valuable asset in this desirable location. Conveniently situated, the property is within close proximity to local bus routes, schools, and the stunning Hastings Country Park. The historic Old Town and bustling Hastings Town Centre, with its mainline railway station and seafront, are also easily accessible. This home offers a perfect blend of modern amenities and classic elegance, making it an ideal choice for families or those seeking a tranquil retreat by the sea.









**Floor 0**

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

1031.82 ft<sup>2</sup>

95.86 m<sup>2</sup>



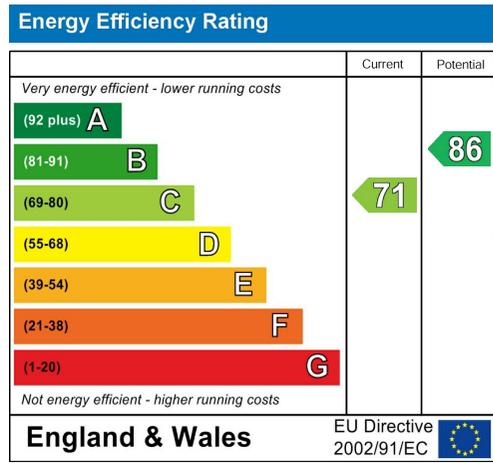
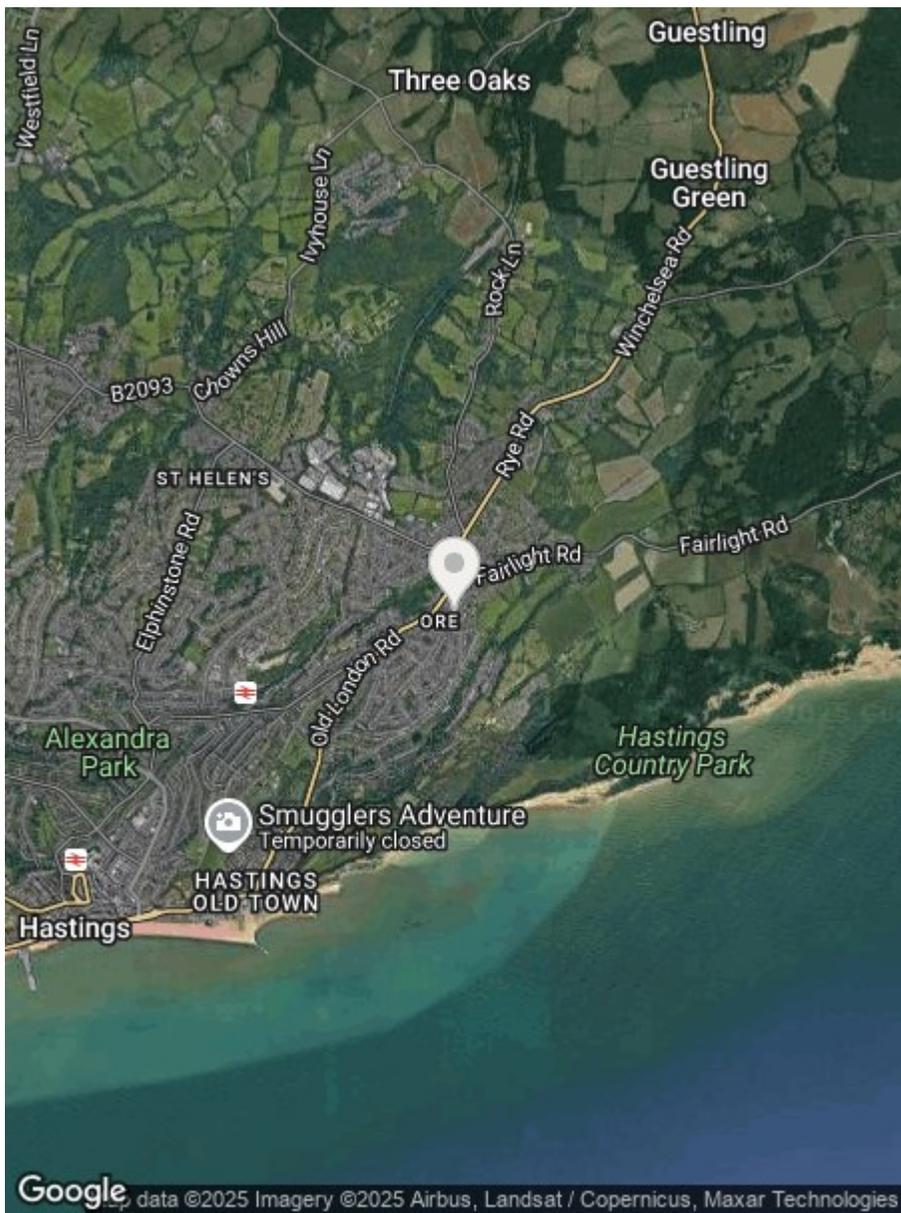
**Floor 1**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



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