40 Edmund Road, Hastings, East Sussex TN35 5LF
Guide Price £400,000 - £425,000 Freehold

*****GUIDE PRICE £400,000 - £425,000***Simply stunning. This exceptional four-bedroom family home is arranged over three floors and enjoys contemporary accommodation, breath-taking views and a truly remarkable landscaped garden, all within the highly sought-after Clive Vale area of Hastings.**

The property is approached via a spacious entrance hall. On the lower ground floor, a versatile room has been transformed into a stylish hotel-inspired suite, complete with a contemporary walk-in shower, creating the perfect guest space, home office or entertainment room. This level also benefits from a generous living room featuring a large bay window and French doors opening onto the rear garden. Without doubt, the garden is one of the property's standout features. Extensively landscaped to create a stunning, low-maintenance outdoor environment, it offers multiple levels designed for both entertaining and family enjoyment. Raised decking with glass balustrades takes full advantage of the far-reaching views, while steps lead down to a bespoke home bar, lawned areas, climbing wall, trampoline space and further private decked seating areas. LED lighting integrated into the steps provides a striking ambience throughout the evening. The hall floor offers a spacious kitchen/dining room, perfectly positioned to enjoy the magnificent outlook, together with the fourth bedroom. To the first floor are three further well-proportioned double bedrooms and a family bathroom serving the accommodation. To the front, the property benefits from valuable off-road parking for at least two vehicles. Ideally situated within the popular Clive Vale area, the property is within easy reach of highly regarded local schools, including Sacred Heart, whilst Hastings Historic Old Town, seafront, cafes and amenities are all just a short distance away. A truly unique family home that must be viewed to fully appreciate the quality of accommodation, outstanding garden and spectacular views on offer.

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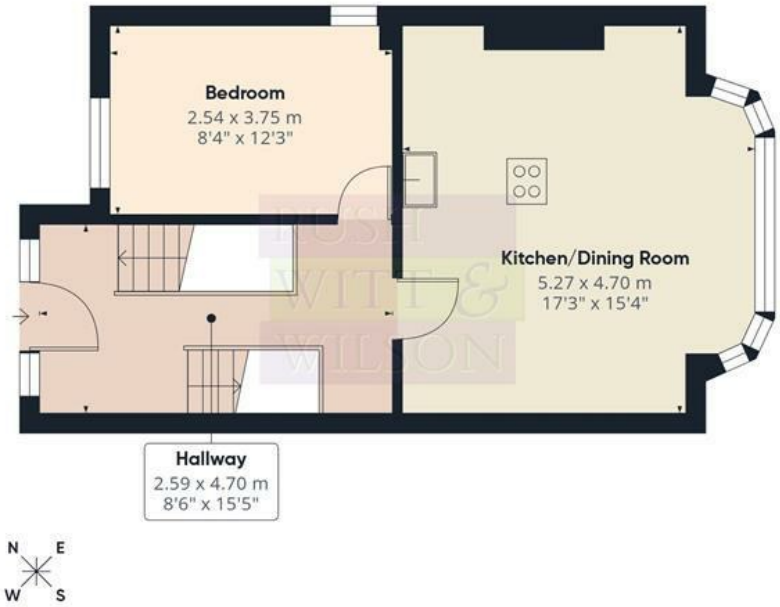
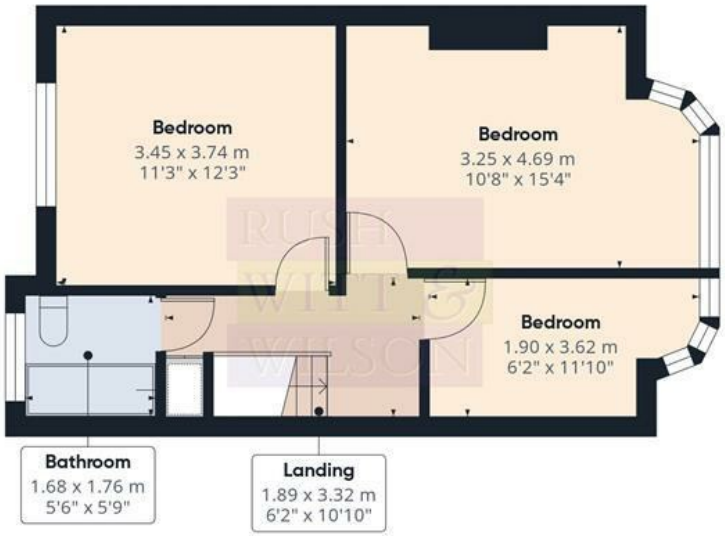
Floor -1

Floor 0



Floor 1



Floor 2

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Approximate total area(1)

136.7 m²

1472 ft²

Reduced headroom

1.2 m²

13 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.

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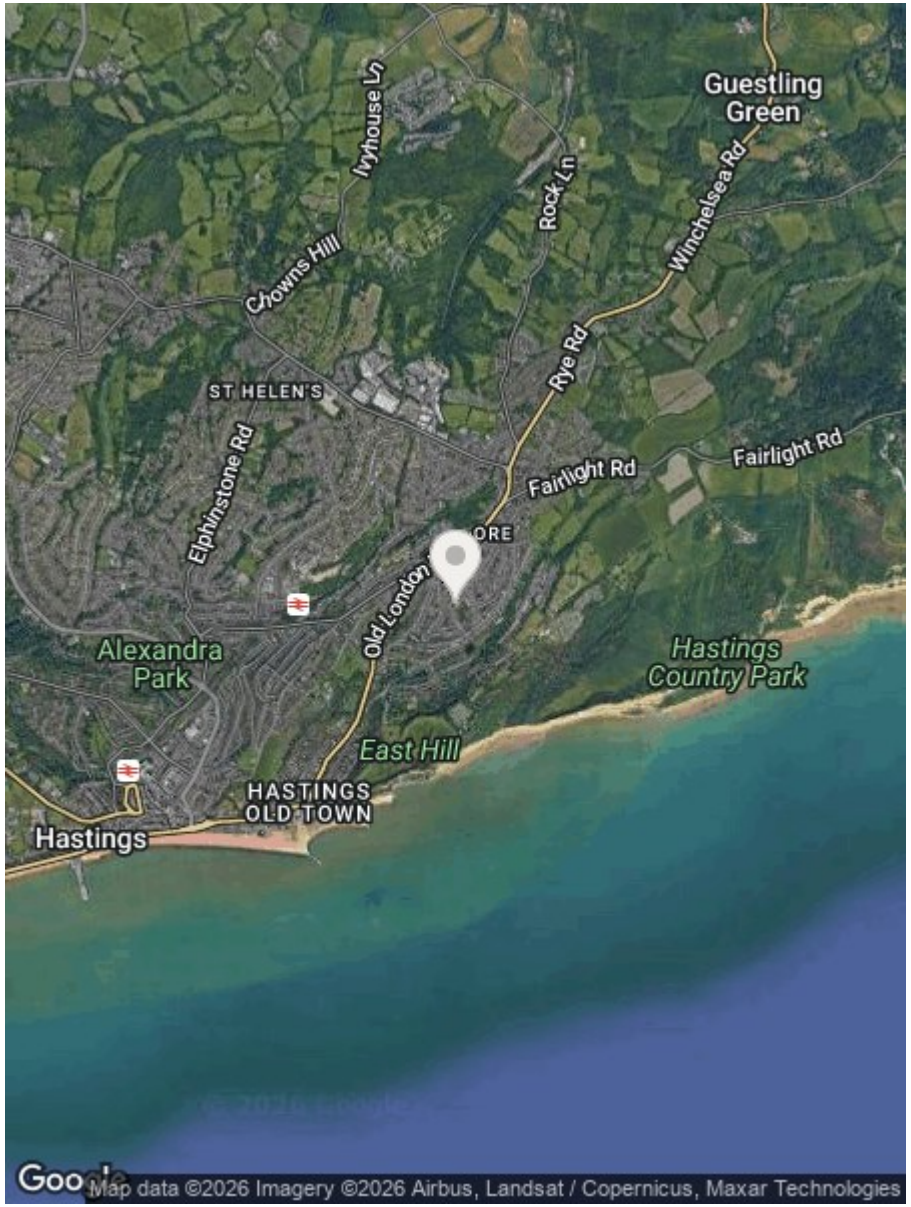

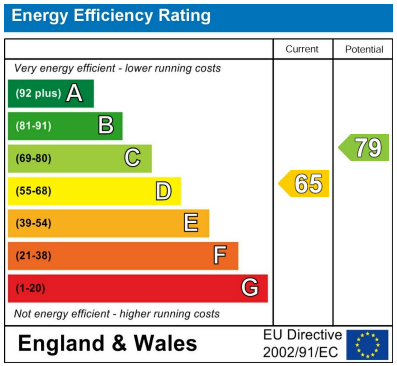

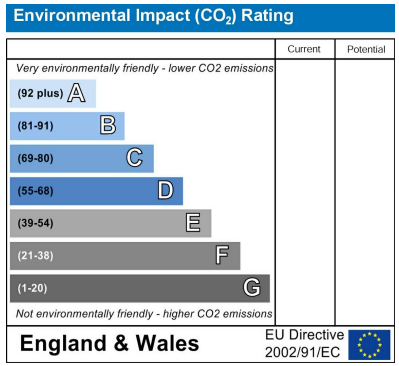

Council Tax Band - C

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.

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