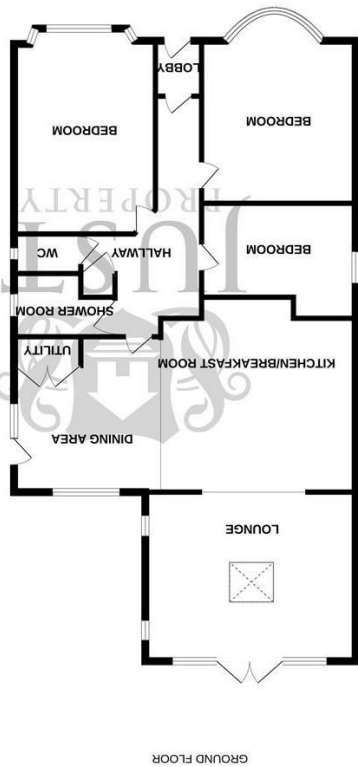


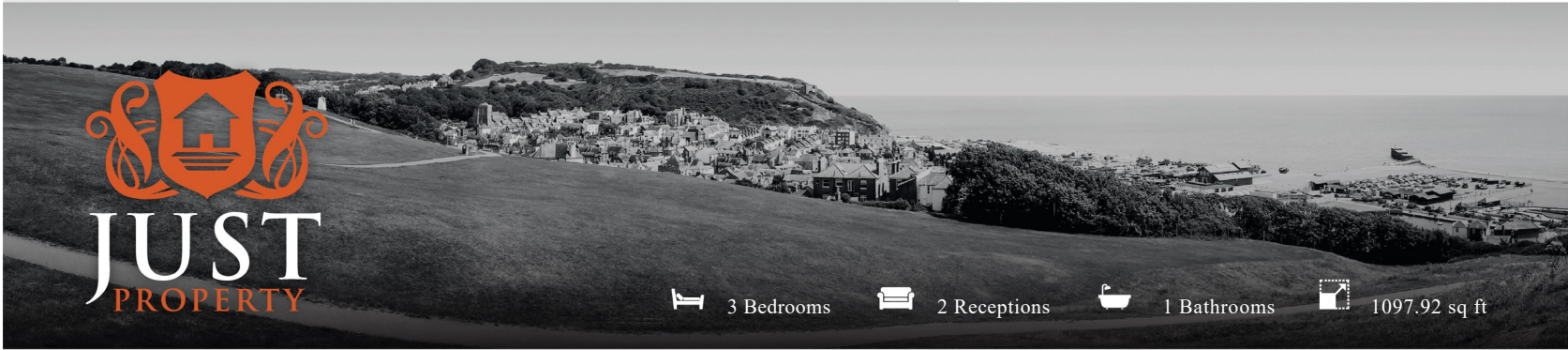
1 & 1A George Street, Hastings, TN34 3EA | Tel: 01424 444100 | Email: hastings@justproperty.net

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		Potential
Current		79
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	69
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		

Energy ratings have been made to ensure the accuracy of the England standardised data measurements of energy efficiency. The ratings are based on the energy performance of the building and are not a guarantee of energy efficiency. The ratings are based on the energy performance of the building and are not a guarantee of energy efficiency. The ratings are based on the energy performance of the building and are not a guarantee of energy efficiency.



www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 1097.92 sq ft

19 Park Drive, Hastings, TN34 2PR

Freehold

£450,000





Freehold

£450,000

3 Bedrooms 2 Receptions 1 Bathrooms 1097.92 sq ft

PROPERTY DETAILS

A beautifully refurbished and extremely well-presented three double bedroom bungalow, set in a tree-lined cul-de-sac within the sought-after Blacklands area of Hastings.

The property is ideally located within walking distance of Alexandra Park, with its acres of open space, woodland and cafés, as well as St Helen's Woods, local primary and secondary schools, and convenient bus routes. Hastings town centre and the historic Old Town are also close by.

The accommodation has been thoughtfully extended and redesigned by the current owners to create a light, spacious and contemporary family home. A welcoming entrance hallway leads to three double bedrooms, a modern shower room, separate WC and useful storage cupboard. The recently re-fitted kitchen/breakfast room includes a large pantry-style cupboard and flows seamlessly into the dining area, opening through to a bright lounge with garden views. Additional features include a utility room, gas central heating and UPVC double glazing.

Externally, there is off-road parking for two vehicles and an attractive front garden. The generous rear garden is a particular highlight, with established plants and shrubs, two storage sheds, and a garden room measuring over 4.5m. A fully insulated home office with power adds valuable flexibility for work or hobbies.

This stylish and versatile home is a true credit to the current owners.

Viewing is highly recommended via the vendors' sole agents, Just Property.

ROOM DIMENSIONS

Front Door	Family Lounge
Entry Porch	16'0" x 12'7" (4.90 x 3.85)
Hallway	Utility Cupboard
Bedroom	Large Rear Garden
14'1" x 10'11" (4.30 x 3.35)	Home Office / Studio
Bedroom	9'4" x 7'3" (2.86 x 2.22)
15'1" x 11'7" (4.62 x 3.54)	Garden Room
Bedroom	15'7" x 9'9" (4.77 x 2.98)
11'7" x 8'4" (3.54 x 2.56)	2 x Sheds
Shower Room	Off Road Parking x 2
WC	
Cupboard	
Kitchen & Breakfast Room / Dining Room	
26'2" x 14'0" (8.00 x 4.29)	

FEATURES

- Three Bedrooms
- Detached Bungalow
- Beautifully Presented
- UPVC Windows
- Gas Central Heating
- Stunning New Rear Extension
- Home Office and Separate Garden Room
- Off Road Parking
- Close To Schools, Alexandra Park and St Helens Woods
- Credit To Current Owners

