

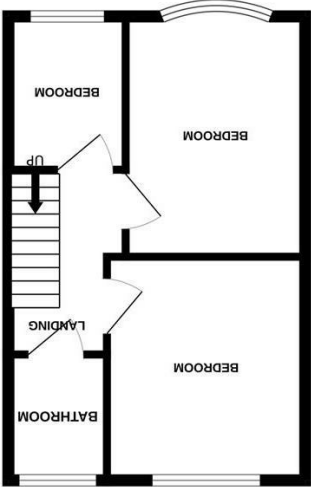
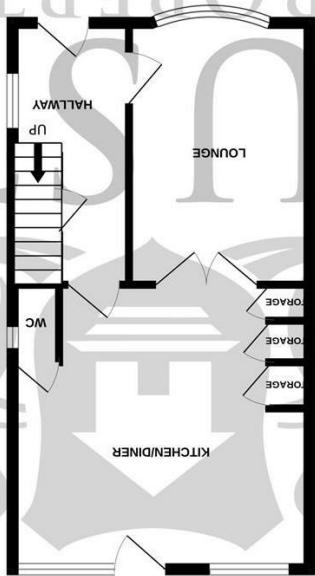




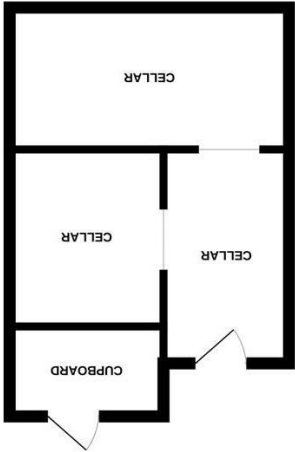
Energy Efficiency Rating			
EU Directive 2002/91/EC			
England & Wales			
		Very energy efficient - lower running costs	
		A (92 plus)	
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	
		Not energy efficient - higher running costs	
		Potential	Current



1ST FLOOR



GROUND FLOOR



CELLAR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

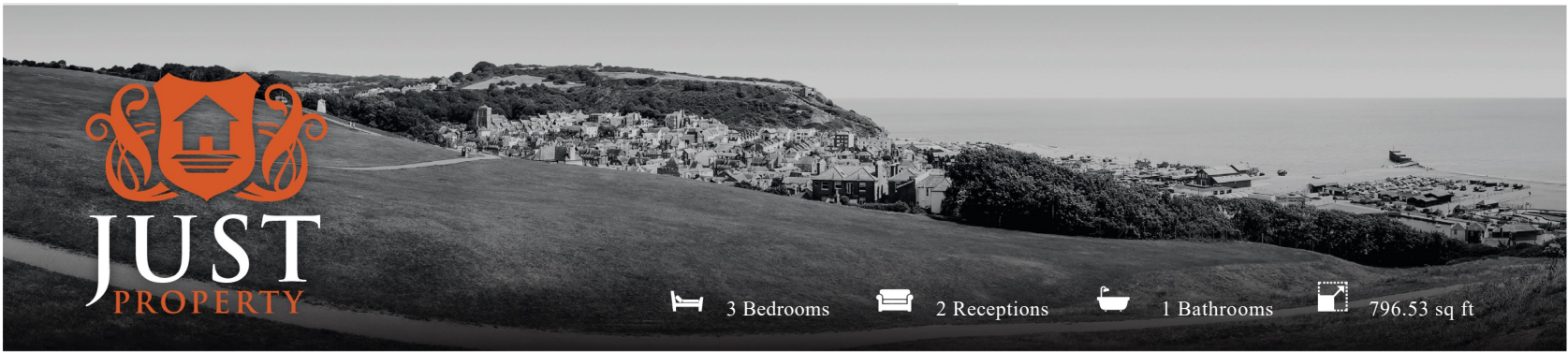
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FLOORPLANS

39 Boyne Road, Hastings, TN35 5NY

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 796.53 sq ft

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Freehold

£315,000





Freehold

£315,000



3 Bedrooms



2 Receptions



1 Bathrooms



796.53 sq ft

PROPERTY DETAILS

Situated in the highly sought-after Clive Vale area of Hastings, this extended three-bedroom semi-detached house offers spacious and versatile living accommodation, a large rear garden, and off-road parking, making it an ideal home for families or those looking for extra space in a desirable location.

The property has been thoughtfully extended to the rear, creating a bright and modern 18ft kitchen/diner complete with integrated appliances and single patio door that opens directly onto a generous decked seating area, ideal for entertaining or enjoying the open outlook with views across treetops and the rooftops of Clive Vale. The kitchen also connects seamlessly to a well-proportioned 14ft lounge, offering a sociable and flexible living space filled with natural light.

The ground floor also features a useful cloakroom with a bidet loo. Upstairs, the first floor offers three good-sized bedrooms and a modern family bathroom, finished with contemporary fittings. The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Outside, there is a low-maintenance front garden with off-road parking, while the rear garden extends to an impressive size – a real highlight of the home and a rare find in this location. Offering a mix of lawned and decked areas with exceptional views & a sunny aspect, it's perfect for families, keen gardeners, or those seeking outdoor space to relax and unwind.

Clive Vale is a well-regarded residential area with excellent access to local amenities, schools, and public transport. The East Hill and Hastings Country Park are nearby, offering scenic walks and panoramic views, while Hastings historic Old Town, the seafront, and the mainline railway station are all within easy reach.

To arrange access, please contact the vendors chosen sole agents, Just Property.



ROOM DIMENSIONS

Entrance Porch

Front Door

Entrance Hall

Kitchen/Diner
18'4" x 15'5" (5.59m x 4.70m)

Downstairs WC

Lounge
14'9" x 9'8" (4.52m x 2.95m)

Stairs To First Floor Landing

Bedroom
14'7" x 8'9" (4.47m x 2.69m)

Bedroom
10'11" x 9'10" (3.33m x 3.00m)

2.21m x 1.85m

Bathroom

Front & Rear Gardens

Cellar

Off-Road Parking

FEATURES

- Impressive Three Bedroom Semi-Detached Family Home
- Mature & Sunny Aspect Rear Garden With Inviting Patio Area
- Popular Clive Vale Location Nearby Old Town & Seafront
- Bright & Modern 18'4" x 15'5" Kitchen/Diner
- Off-Road Parking
- Useful Cellar & Garden Store
- Generous Accommodation Spanning Three Floors
- UPVC Double Glazing & Gas Central Heating
- Well-Presented Throughout
- Council Tax Band C



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.