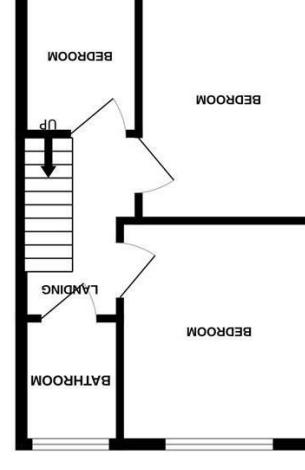
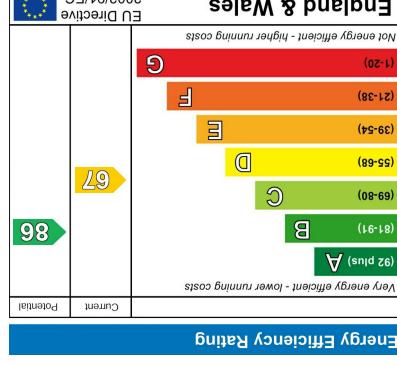
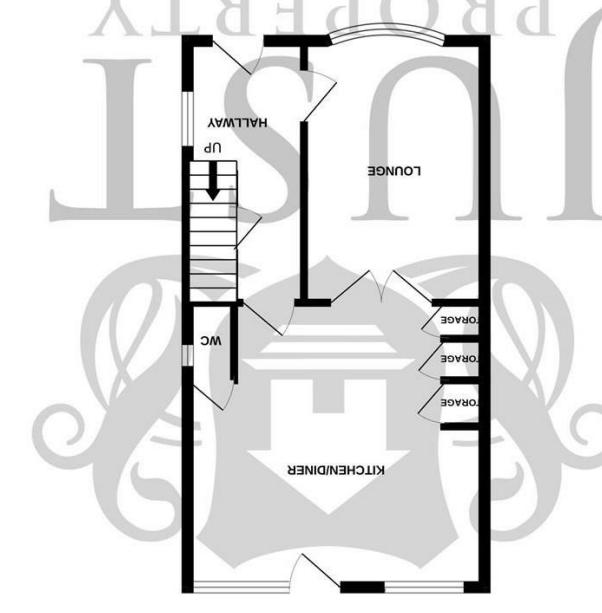


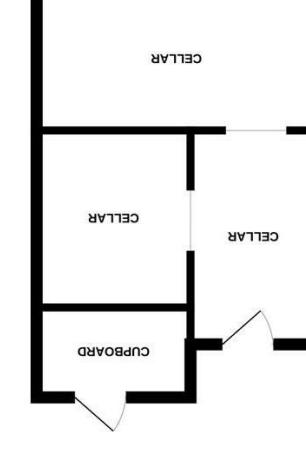
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1ST FLOOR



GROUNDFLOOR

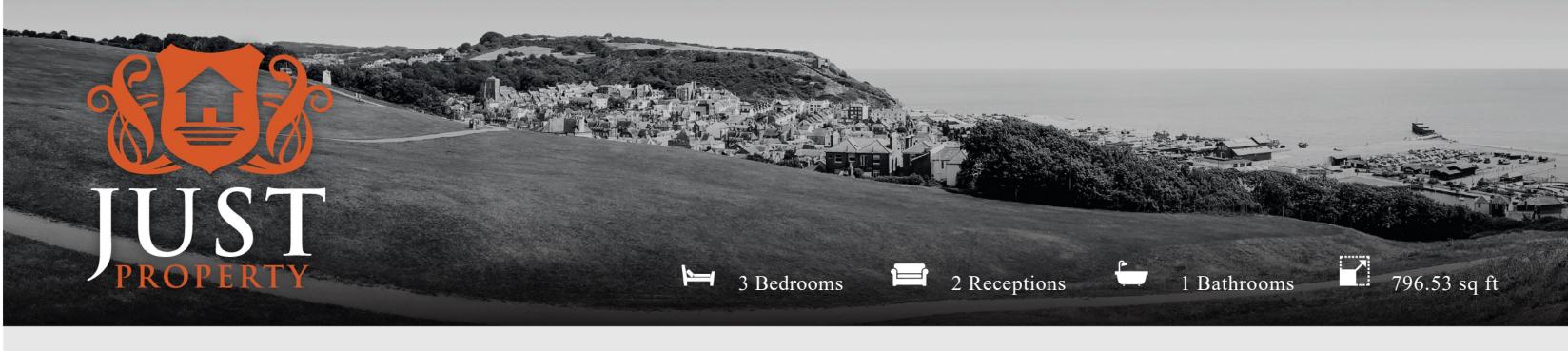


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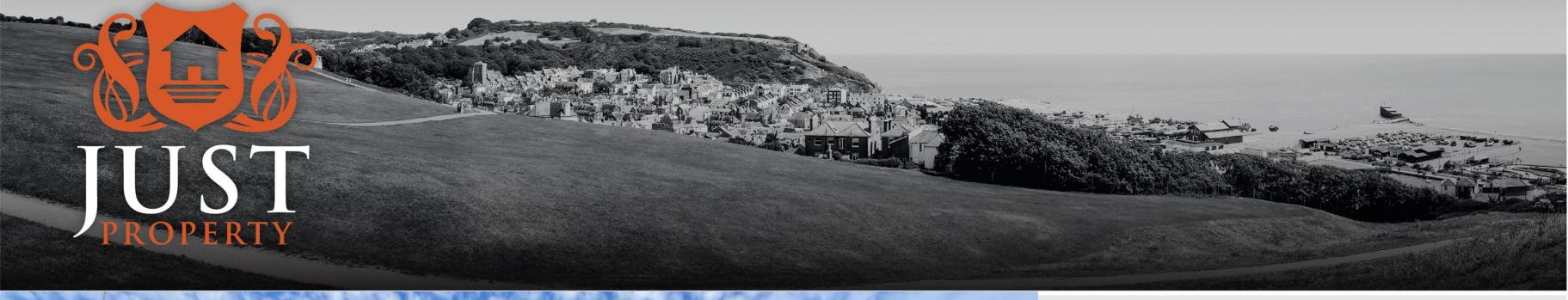
39 Boyne Road, Hastings, TN35 5NY  
**FLOORPLANS**



**£315,000**

39 Boyne Road, Hastings, TN35 5NY





£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 & Rear Gardens
Front Door	Cellar
Entrance Hall	Off-Road Parking
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	

## FEATURES

- Impressive Three Bedroom Semi-Detached Family Home
- Mature & Sunny Aspect Rear Garden With Inviting Patio Area
- Popular Clive Vale Location Near 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

