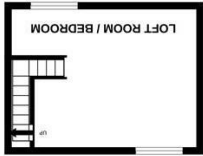
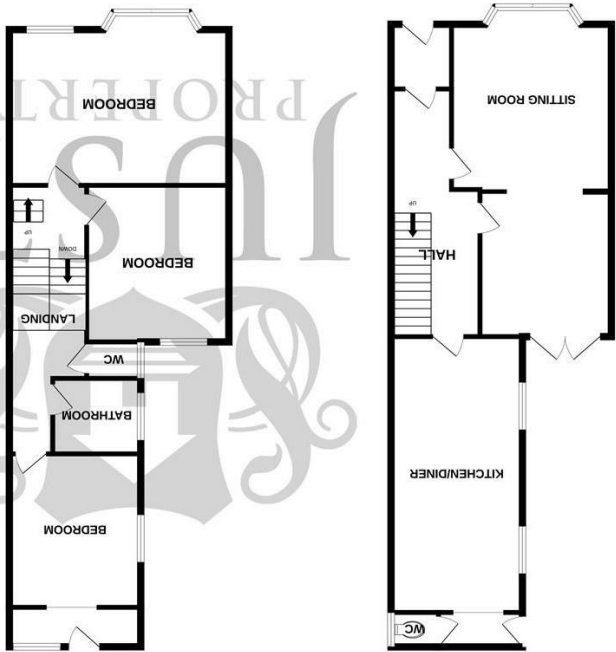




Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs
83		
68		



2ND FLOOR



1ST FLOOR

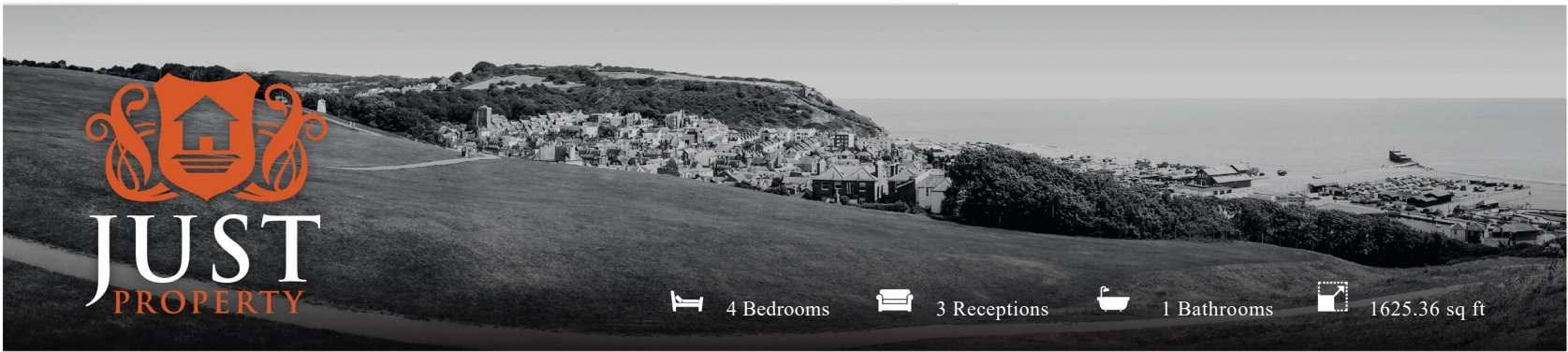
GROUND FLOOR



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FLOORPLANS

7 Godwin Road, Hastings, TN35 5JR



7 Godwin Road, Hastings, TN35 5JR

Freehold

£475,000





Freehold

£475,000

4 Bedrooms

3 Receptions

1 Bathrooms

1625.36 sq ft

PROPERTY DETAILS

Located on the charming and highly desirable Godwin Road in Hastings, this exquisite mid-terrace Victorian house offers a perfect blend of classic elegance and modern living. Spanning an impressive 1,625 square feet, this immaculate property boasts three spacious bedrooms as well as an easy access loft room, making it an ideal family home or a delightful retreat for those seeking ample space.

As you step inside, you are greeted by a beautifully designed open plan lounge diner, which creates a warm and inviting atmosphere, perfect for both entertaining guests and enjoying quiet family evenings. The natural light floods through the large bay windows with reinstated sash windows including bespoke joinery, enhancing the sense of space and comfort throughout the home. A great feature is the open fire as well as a wood burner, with all the cosy feels!

The location is truly enviable, situated just a stone's throw away from the picturesque Fire Hills, where you can enjoy scenic walks and breath taking views. Additionally, the historic Old Town of Hastings is within walking distance, offering a delightful array of shops, cafes & pubs that capture the essence of this vibrant coastal town.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all this wonderful home has to offer in person.

Council Tax Band - C



ROOM DIMENSIONS

Entrance Hall	Bathroom
Lounge	7'3" x 6'0" (2.21 x 1.85)
15'5" x 12'2" (4.70 x 3.71)	Separate W.C
Dining Room	Stairs to
12'0" x 10'7" (3.66 x 3.25)	Loft Room
Kitchen/Dining Room	15'5" x 11'6" (4.70 x 3.53)
22'0" x 10'2" (6.73 x 3.10)	Front Garden
Downstairs W.C	Rear Garden
First Floor Landing	
Bedroom One	
17'1" x 15'1" (5.23 x 4.60)	
Bedroom Two	
12'2" x 10'2" (3.73 x 3.10)	
Bedroom Three	
3.73 x 3.20	

FEATURES

- Victorian Terraced House
- Favoured Clive Vale Area
- Three Double Bedrooms
- Two Reception Rooms
- 22ft Kitchen/Diner
- 15'5 Loft Room
- Family Bathroom & Separate W.C
- Landscaped Garden
- Open Fire & Log Burner
- Viewing Considered Essential

