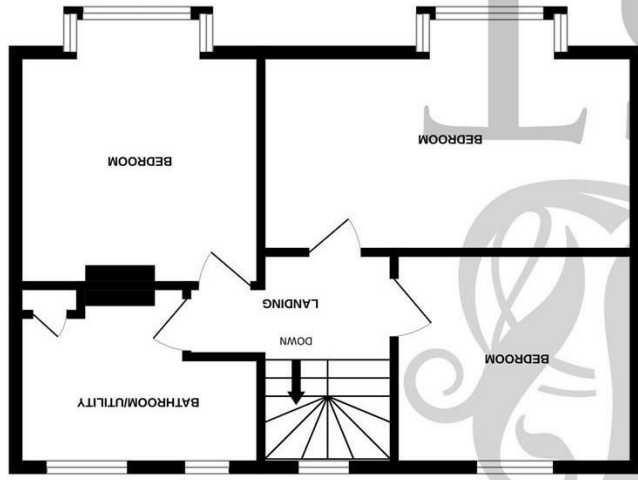
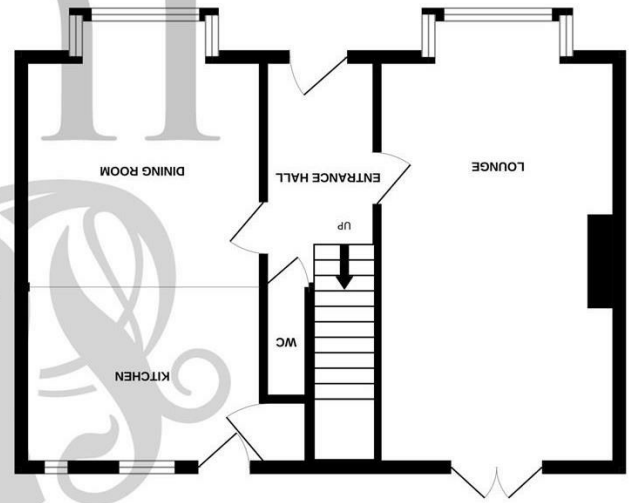


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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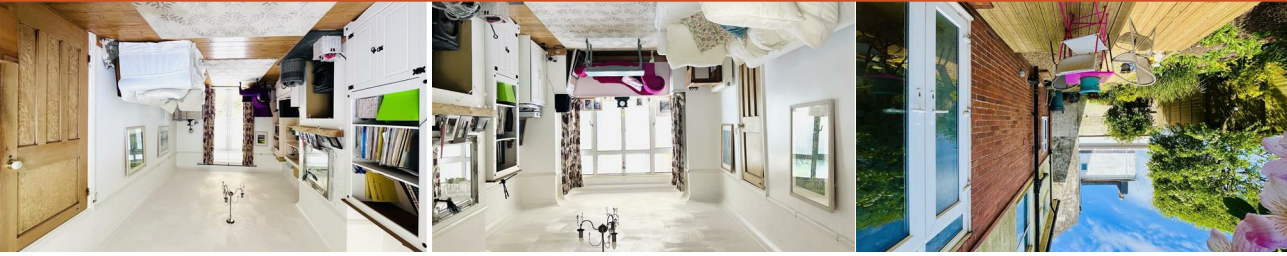
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (11-20)
	F (21-30)
	E (39-54)
	D (55-69)
	C (69-80)
	B (81-91)
Very energy efficient - lower running costs	A (92 plus)
Current	81
Potential	65
Energy Efficiency Rating	



1ST FLOOR



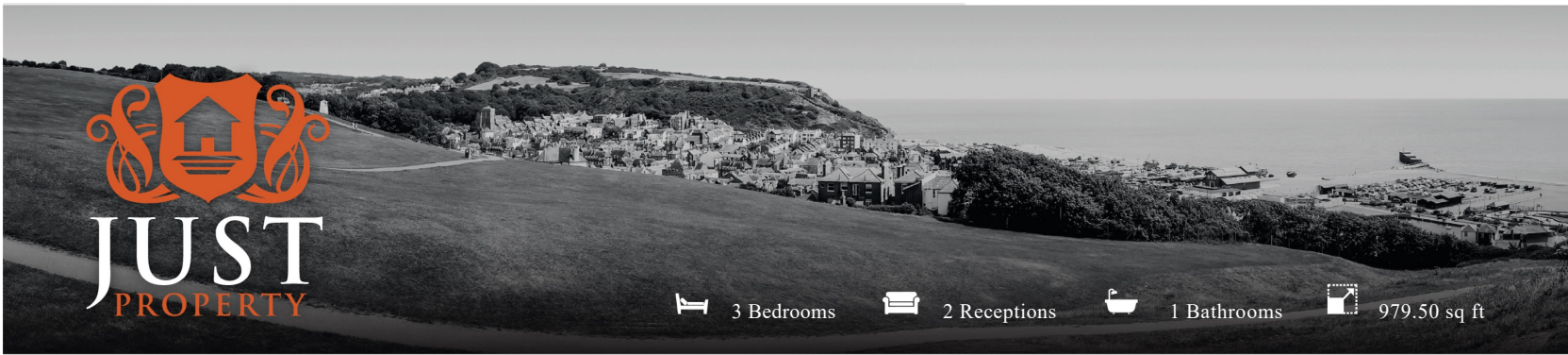
GROUND FLOOR



FLOORPLANS

39 Canute Road, Hastings, TN35 5HT

www.justproperty.net

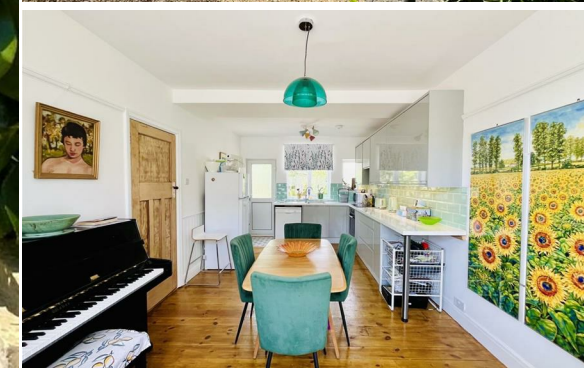


3 Bedrooms 2 Receptions 1 Bathrooms 979.50 sq ft

Freehold

£379,950

39 Canute Road, Hastings, TN35 5HT





Freehold

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3 Bedrooms 2 Receptions 1 Bathrooms 979.50 sq ft

PROPERTY DETAILS

Just Property are delighted to present to the market this double fronted, THREE BEDROOM property being BEAUTIFULLY PRESENTED and well proportioned with ample living space in this sought after CLIVE VALE location.

Located close to Hastings Country Park and within reach of the amenities located at Ore Village and close to bus routes giving access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities and mainline railway station. The property is within easy reach of the historic Old Town of Hastings and the towns of Rye, Battle, Bexhill and Eastbourne.

The property which has been finished to a high standard and boasts light and SPACIOUS ACCOMMODATION throughout which comprises an entrance hall, large open plan dining room/ kitchen. Upstairs there are THREE DOUBLE BEDROOMS and a family bathroom also housing the utility area. To the outside there is a well proportioned GARDEN TO THE REAR and to the front a block paved drive providing OFF ROAD PARKING for TWO VEHICLES.

The property does benefit from having gas fired central heating and double glazing and features a WOOD BURNING STOVE to the living room plus a MODERN FITTED KITCHEN and bathroom. Call the owners agents JUST PROPERTY to arrange a viewing of this highly sought after property in one of the most popular roads in HASTINGS.



ROOM DIMENSIONS

Front Door

Hallway
19 (5.79m)

Kitchen/ Diner
21 x 10'6 (6.40m x 3.20m)

Lounge
21 x 10'6 (6.40m x 3.20m)

Stairs to Landing

Bedroom
10'06 x 9'04 (3.20m x 2.84m)

Bedroom
16'03 x 10'04 (4.95m x 3.15m)

Bedroom
11'10 x 10'08 (3.61m x 3.25m)

Bathroom / Utility
10'08 x 7'10 (3.25m x 2.39m)

Off Road Parking x 2

Front Garden

Rear Garden

FEATURES

- Three Bedrooms
- Off Road Parking For Two Cars
- Close To Schools
- Modern Fitted Kitchen
- Dual Aspect Lounge
- Double Fronted
- Close To Amenities
- Sea Views
- Gas Central Heating
- Popular Area

