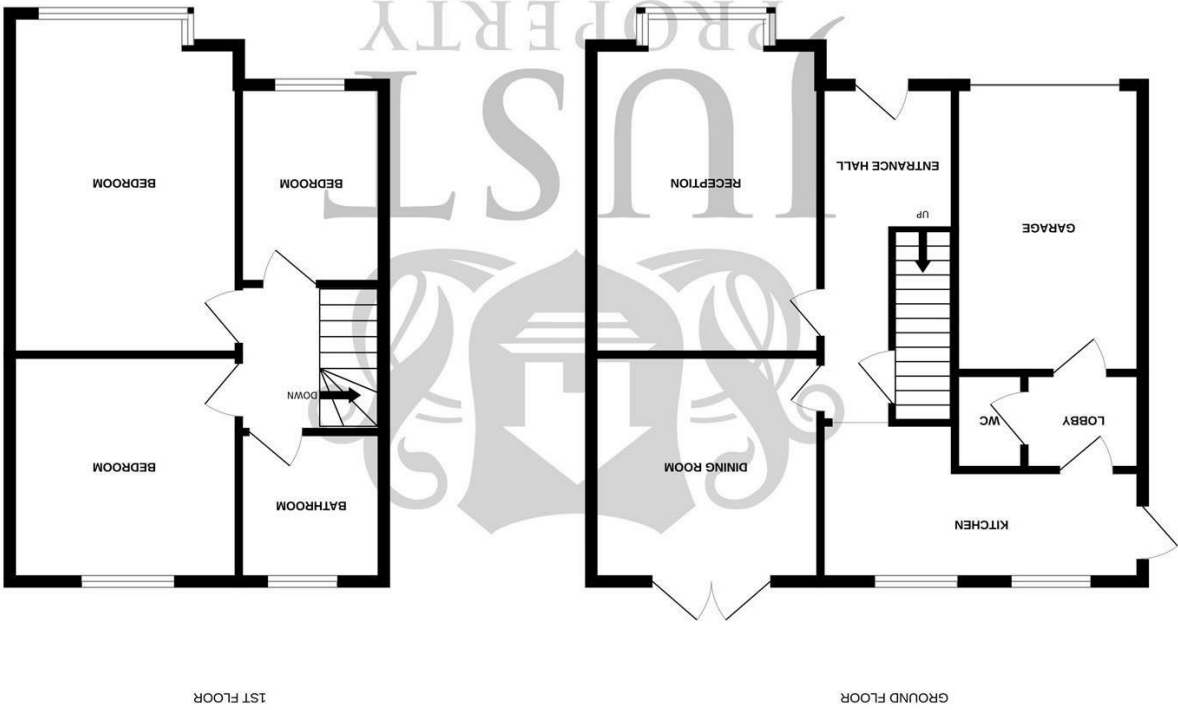




Energy Efficiency Rating		
	 Very energy efficient - lower running costs A (1-10) B (11-15) C (16-20) D (21-25) E (26-30) F (31-35) G (36-50) Not energy efficient - higher running costs	EU Directive 2002/91/EC
		Current
		Potential
		57
		78



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.

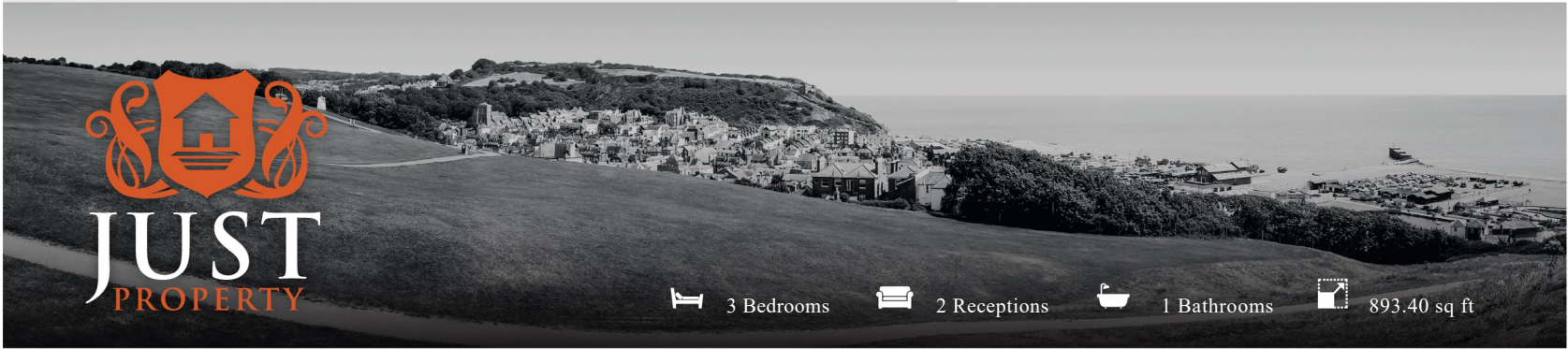
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FLOORPLANS

67 Elphinstone Road, Hastings, TN34 2BS

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 893.40 sq ft

67 Elphinstone Road, Hastings, TN34 2BS

Freehold

£400,000





Freehold

£400,000



3 Bedrooms 2 Receptions 1 Bathrooms 893.40 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market a beautifully presented three bedroom semi detached house which has been tastefully updated by the current owners.

With bright and spacious accommodation throughout this wonderful house also boasts sitting room, dining room, modern fitted kitchen, downstairs wc, family bathroom/wc and entrance hall. The property also enjoys access to an integral garage with electric door as well as gas boiler with radiators and double glazing.

To the outside in addition to the garage there is driveway providing off-road parking for a number of vehicles, sunny aspect wraparound gardens mainly laid to lawn with established flower and shrub borders as well as a good sized area of decking. There is also excellent storage in the cellar space beneath the house.

From this highly desirable Blacklands location you have well regarded schools and the stunning Alexandra Park close by. The seafront and the many amenities of Hastings town Centre including mainline railway station with direct links to London is also within easy reach.

This would be a fabulous home for any new owner therefore viewing is highly recommended by Just Property, please contact us for further information and to arrange access

ROOM DIMENSIONS

Entrance Hall

Sitting Room
15'3" x 10'9" (4.67 x 3.30)

Dining Room
10'9" x 10'9" (3.28 x 3.28)

Kitchen
14'7" x 8'2" (4.45 x 2.51)

WC

Integral Garage

Bedroom
16'2" x 10'0" (4.93 x 3.05)

Bedroom
10'9" x 10'7" (3.28 x 3.23)

Bedroom
7'5" x 6'3" (2.28 x 1.91)

Bathroom/wc

Outside

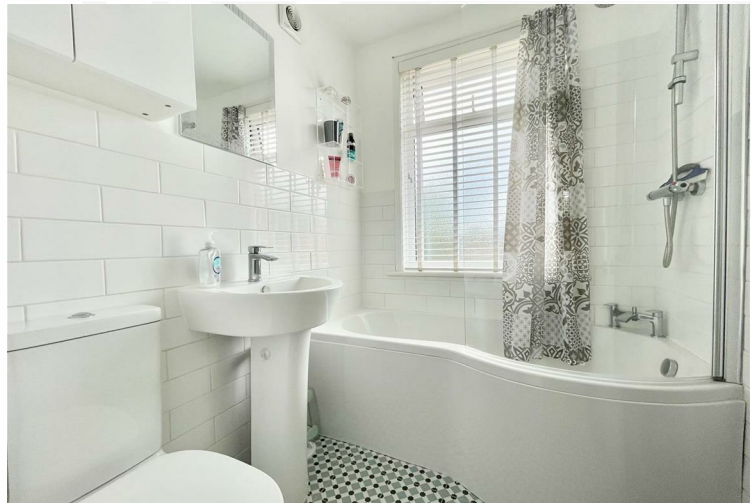
Driveway

Front Garden

Rear & Side Gardens

FEATURES

- Beautifully Presented Home
- Semi-Detached House
- Three Bedrooms
- Integral Garage with Electric Door
- Two Reception Rooms
- Highly Desirable Location
- Close to Schools & Alexandra Park
- Gas Central Heating
- Cellar
- Sunny Aspect Gardens



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.