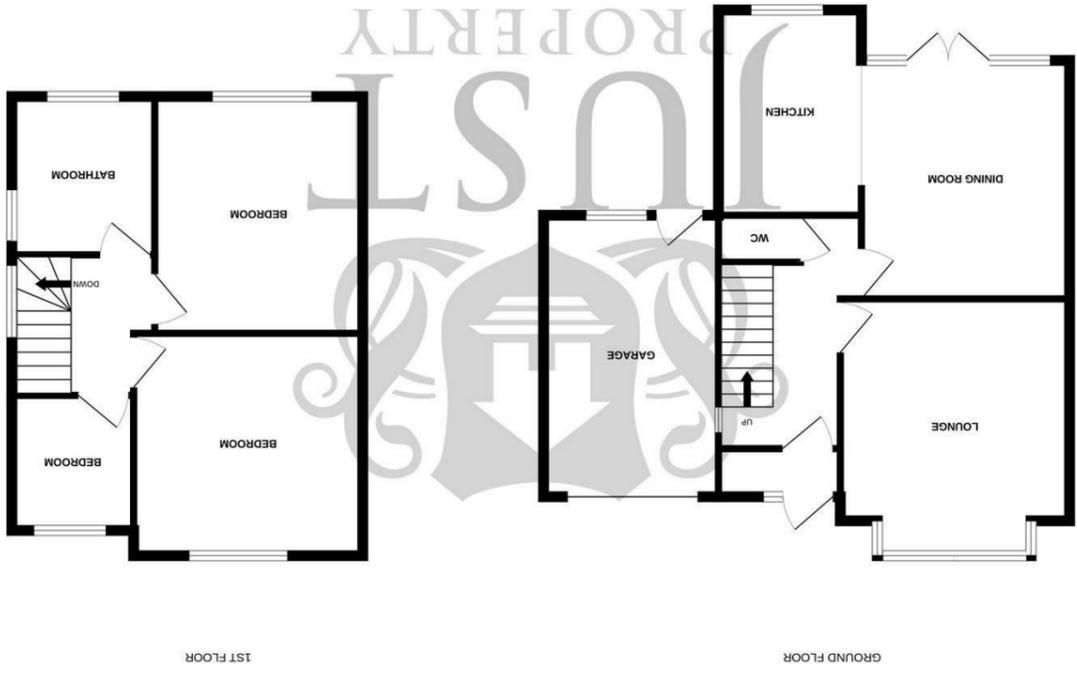




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such 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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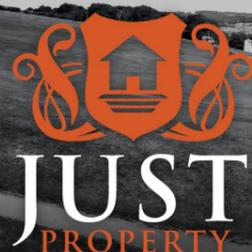
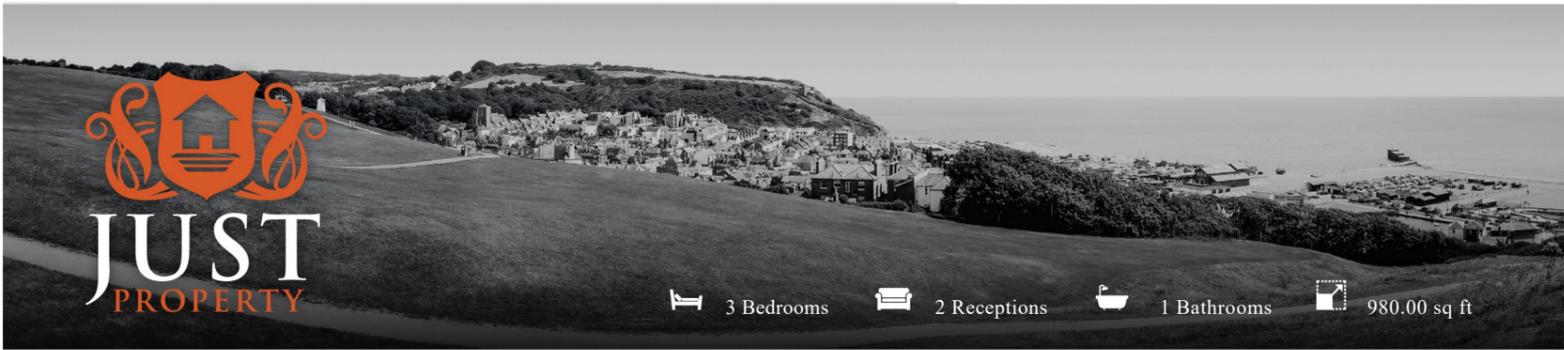
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	66
Potential	82



## FLOORPLANS

39 Madeira Drive, Hastings, TN34 2NH

[www.justproperty.net](http://www.justproperty.net)



3 Bedrooms   2 Receptions   1 Bathrooms   980.00 sq ft

Freehold

# £385,000

39 Madeira Drive, Hastings, TN34 2NH





3 Bedrooms 2 Receptions 1 Bathrooms 980.00 sq ft

## PROPERTY DETAILS

Situated just moments from Alexandra Park and within easy reach of excellent local schools and transport links, this well-presented home enjoys a quiet and highly desirable residential setting.

The accommodation is thoughtfully arranged, beginning with an entrance porch leading into an inner hallway with a convenient ground floor WC. There is a well-proportioned family lounge featuring a fireplace, alongside a separate dining room with French doors opening out to the rear garden. The dining area flows seamlessly into a fitted kitchen, creating a modern and sociable open-plan layout.

To the first floor, there are two generous double bedrooms, a third single bedroom, and a spacious family bathroom complete with a separate shower, standalone bath, and underfloor heating.

Externally, the property continues to impress with off-road parking, a garage, and a patio area leading to a great-sized rear south westerly garden—ideal for families. A raised decked area provides the perfect space for entertaining, while the superb summer house, complete with power, offers excellent versatility as a games room, home office, or leisure space.

Further benefits include UPVC double glazing, gas central heating, and wonderful front-facing views over Alexandra Park towards the seafront.

Please contact the vendor's sole agent, Just Property, for further information or to arrange a viewing.



## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Porch	7'8" x 6'9" (2.36 x 2.06)
Hallway	Bathroom
Family Lounge	Off Road Parking
14'4" x 12'7" (4.37 x 3.84)	Garage
Dining Room	18'4" x 8'2" (5.59 x 2.49)
12'11" x 11'6" (3.96 x 3.53)	Front Garden
Opening Into Kitchen	Rear Garden
11'3" x 7'10" (3.43 x 2.39)	Summer House
WC	
Stairs Up To Landing	
Bedroom	
11'10" x 11'6" (3.63 x 3.51)	
Bedroom	
12'11" x 11'6" (3.96 x 3.51)	

## FEATURES

- Three Bedrooms
- Semi Detached House
- Off Road Parking
- Garage
- Fantastic Condition Throughout
- Kitchen Opening Into Dining Room
- Summer House
- Walking Distance To Alexander Park
- Schools Close By
- South Westerly Facing Garden

