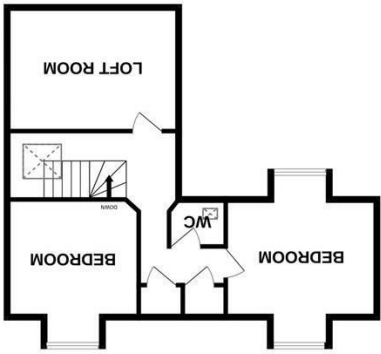




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	68	74
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



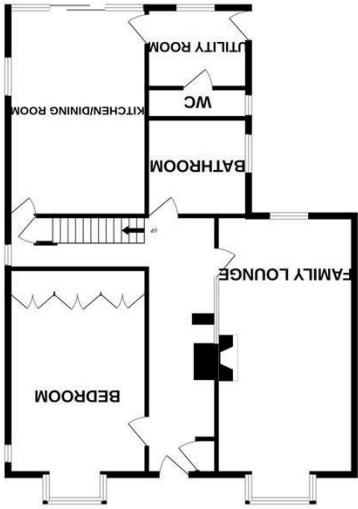
1ST FLOOR

Whilst 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 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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GROUND FLOOR



FLOORPLANS

16 Grange Road, Hastings, TN34 2RL

www.justproperty.net



3 Bedrooms 1 Receptions 3 Bathrooms 1528.48 sq ft

16 Grange Road, Hastings, TN34 2RL

Freehold

£650,000





Freehold

£650,000



3 Bedrooms



1 Receptions



3 Bathrooms



1528.48 sq ft

PROPERTY DETAILS

Just Property are delighted to offer this exceptionally spacious and beautifully presented three-bedroom detached home, occupying an impressive plot of approximately 0.6 acres on a popular residential road in Hastings.

Ideally positioned close to Hastings town centre, the Conquest Hospital, Hastings Country Park, and with excellent transport links to the nearby towns of Bexhill, Battle, Rye, and Eastbourne, this property combines peace, privacy, and convenience.

The well-planned accommodation comprises a generous entrance hall leading into a dual-aspect family living room, a ground floor double bedroom with fitted storage, a stylish family bathroom with separate shower, and a bright, open-plan kitchen/dining room with doors opening directly onto the rear garden. A separate utility room and WC complete the ground floor. Upstairs offers a further two double bedrooms, a WC, ample storage space, and access to a large loft room offering further potential.

A real highlight of this home is the extensive and beautifully maintained garden plot. The front garden and driveway lead to the rear, where you'll find ample parking, an orchard with over 20 fruit trees, a large detached garage/workshop, a fully air-conditioned cabin (ideal for a home office or additional accommodation, subject to consent), a greenhouse, vegetable patch, and a further lawned garden. There is great potential for a sperate dwelling subject to consent.

This is a rare opportunity to secure a spacious and versatile home set within stunning grounds.

Viewings are highly recommended via the vendor's sole agents, Just Property.



ROOM DIMENSIONS

Front Door

Hallway
24'7" (7.51)

Family Lounge
24'3" x 11'11" (7.41 x 3.64)

Bathroom
8'2" x 7'8" (2.51 x 2.36)

Bedroom
15'6" x 11'11" (4.73 x 3.64)

Storage Cupboards
Kitchen / Dining Room
19'1" x 11'11" (5.83 x 3.65)

Utility Room
8'3" x 6'9" (2.54 x 2.06)

WC

Stairs To Landing

Bedroom
13'1" x 8'5" (4.00 x 2.58)

Bedroom

12'10" x 11'4" (3.93 x 3.47)

WC

Loft Space

Front Garden

Driveway

Off Road Parking

Rear Garden / Orchard

Garage / Workshop
19'11" x 12'1" (6.09 x 3.70)

Cabin / Annexe
22'11" x 13'1" (7.00 x 4.00)

Shed & Greenhouse

Vegetable Plot

Additional Garden Area

FEATURES

- Beautiful Three Bedroom Detached Property
- Set In 0.6 Acre Plot
- Beautiful Gardens
- Garage / Workshop
- Air Conditioned Cabin / Annexe
- Dual Aspect Family Lounge
- Useful Utility and Ground Floor WC
- Fitted Kitchen / Dining Room
- Development Potential - subject To consent
- Ample Off Road Parking

