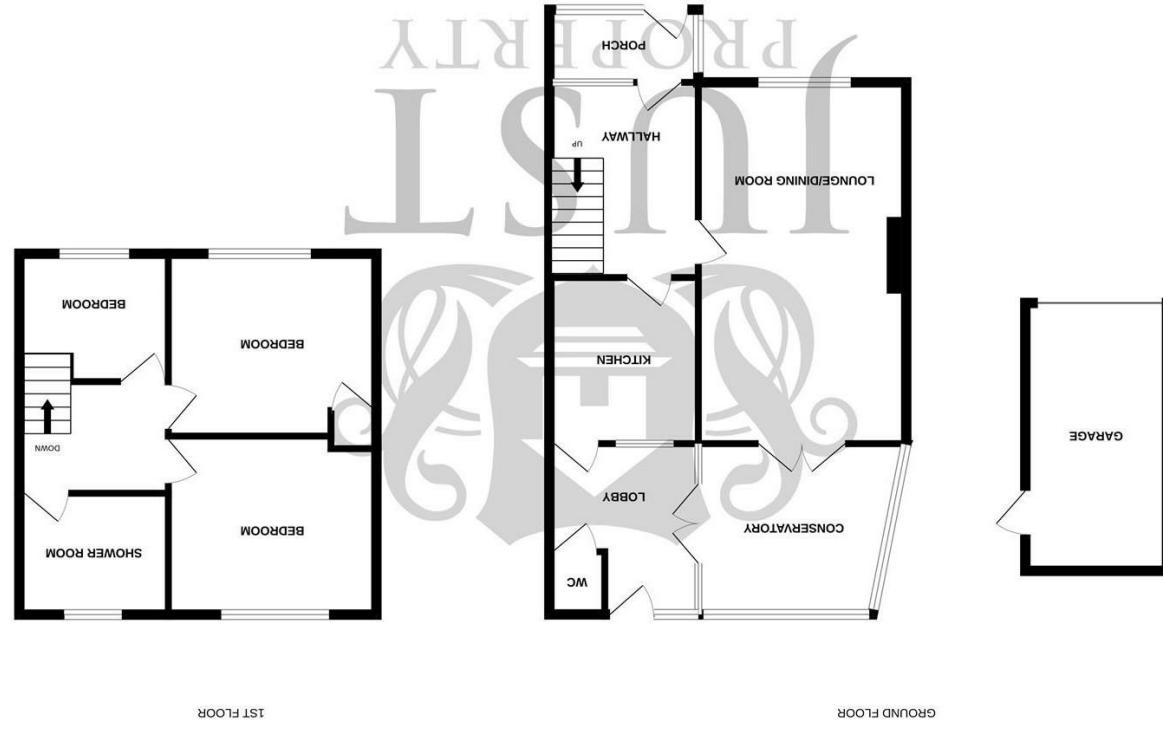


While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
 Made with Hergoix ©2025

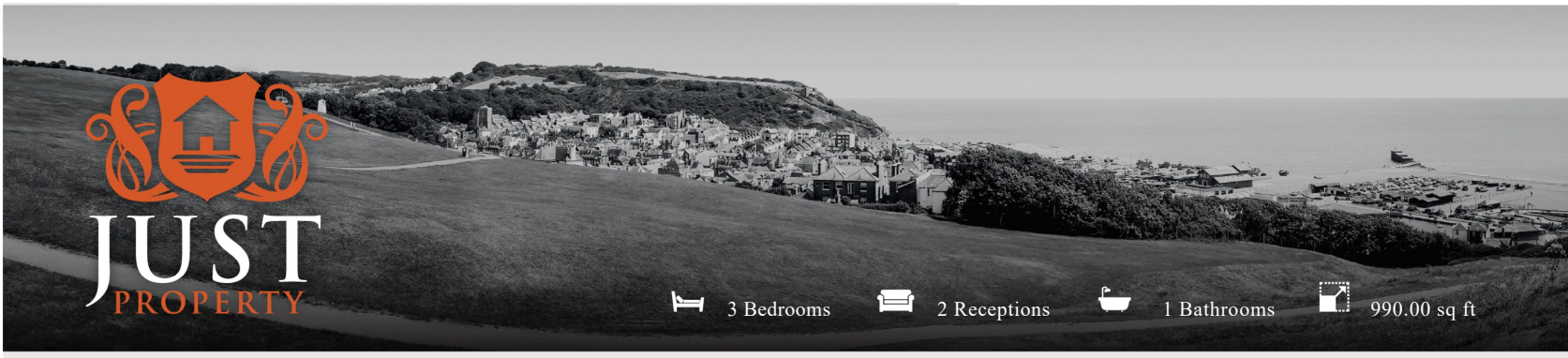
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	67
Potential	84



FLOORPLANS

72 King Edward Avenue, Hastings, TN34 2NQ

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 990.00 sq ft

Freehold

£313,500

72 King Edward Avenue, Hastings, TN34 2NQ





Freehold

£313,500

3 Bedrooms 2 Receptions 1 Bathrooms 990.00 sq ft

PROPERTY DETAILS

CHAIN FREE

A fantastic opportunity to acquire a chain-free three-bedroom semi-detached family home, ideally positioned in the highly sought-after King Edward Avenue area of Hastings.

The property is within walking distance of the beautiful Alexandra Park, offering many acres of open green space, woodland walks, the reservoir and cafés. A good selection of local schools, bus routes and local shops are also close by, while Hastings Town Centre, the historic Old Town, seafront and beaches are all easily accessible.

The accommodation has been within the same family for many years and offers well-proportioned, practical living space. The ground floor comprises a useful entrance porch leading into a spacious hallway, an impressive open-plan lounge and dining room measuring in excess of 6 metres, a fitted kitchen, conservatory, and a rear lobby with WC.

To the first floor, there are two generous double bedrooms, a well-proportioned third bedroom, and a shower room with WC.

Externally, the property benefits from off-road parking for several vehicles to the front, with a driveway leading through to a garage. The attractive rear garden features patio seating areas, established plants and shrubs, and a lawned area, making it ideal for families and outdoor entertaining.

Further benefits include UPVC double glazing, gas-fired central heating, and the advantage of no onward chain. Viewings are strictly by appointment through the sole agents, Just Property.



ROOM DIMENSIONS

Front Door	Bedroom
Entrance Porch	11'10" x 9'6" (3.61 x 2.90)
Hallway	Bedroom
Open Plan Lounge and Dining Room	8'3" x 7'10" (2.54 x 2.41)
20'6" x 11'10" (6.27 x 3.61)	Shower Room / WC
Kitchen	Front Garden
9'3" x 8'5" (2.82 x 2.57)	Off Road Parking
Rear Lobby	Garage
9'8" x 8'5" (2.97 x 2.57)	Rear Garden
WC	
Conservatory	
11'3" x 9'8" (3.43 x 2.97)	
Stairs to Landing	
Bedroom	
11'10" x 11'1" (3.63 x 3.40)	

FEATURES

- CHAIN FREE
- Three Bedrooms
- Garage and Off Road Parking
- Good Sized Rear Garden
- Open Plan Lounge and Dining Room
- Walking Distance to Alexandra Park
- Schools and Shops Nearby
- Rear Conservatory
- Useful Ground Floor WC
- Great Family Home

