



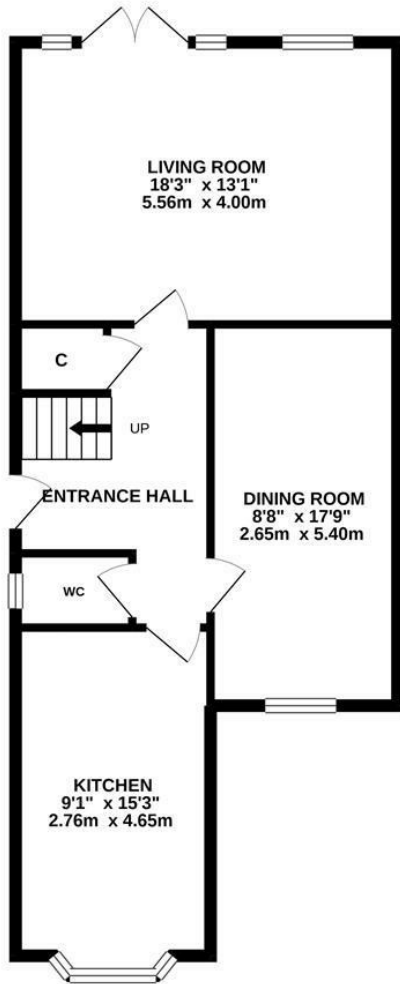
## Amherst Road, Hastings TN34 1TT

Offers in excess of £420,000

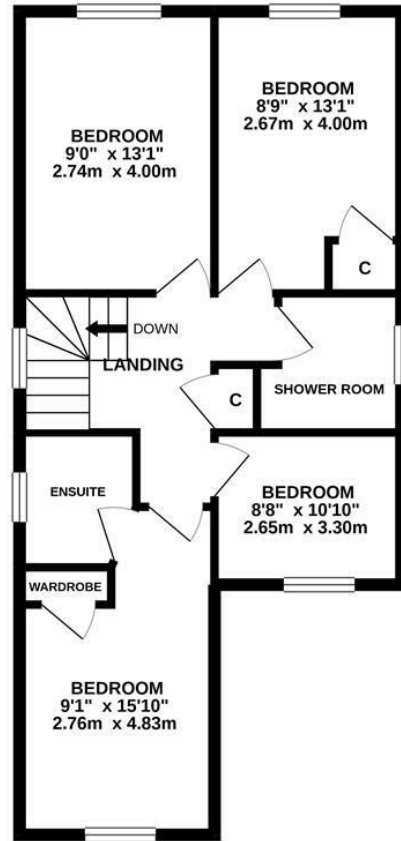


Well presented four bedroom, DETACHED FAMILY HOME set in an enviable location, close to Alexandra Park, popular Schools, local shops and Hastings Town Centre where there is a mainline railway station. The accommodation here enjoys well proportioned rooms, accessed via a welcoming entrance hall there is a MODERN FITTED KITCHEN which enjoys ample storage space and a BAY FRONTED WINDOW with a front aspect. The garage has been converted to a LARGE DINING ROOM which measures an impressive 17'9 x 8'8 while the living room sits at the rear of the property with double doors leading out to the low maintenance, mediterranean inspired rear garden. There is also a handy downstairs cloakroom. On the first floor there are FOUR DOUBLE BEDROOMS along with a contemporary shower room. The main bedroom also enjoys built in storage and an EN-SUITE SHOWER ROOM. To the front of the house there is OFF ROAD PARKING FOR TWO vehicles making this the PERFECT FAMILY HOME.

GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.7 sq.m.) approx.

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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