



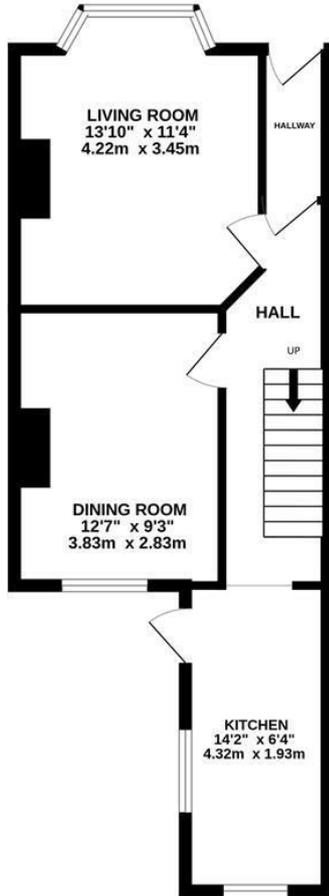
## Edgar Road, Hastings TN35 5JJ

Offers in excess of £375,000

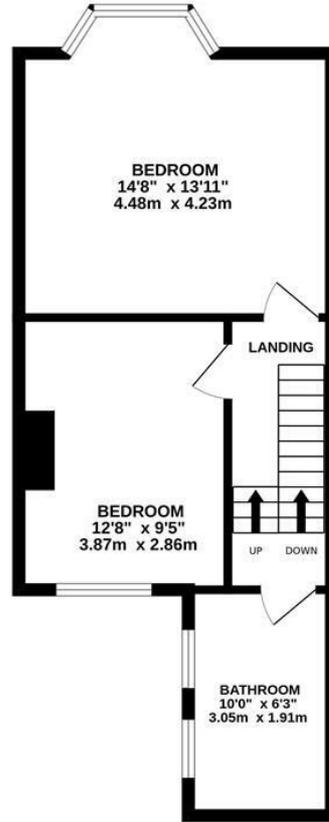


A CHARACTERFUL two bedroom period house with accommodation arranged over two storeys occupying a sought after CLIVE VALE SETTING, positioned for easy access to Hastings Old Town, Hastings Country Park and local shops at Ore Village. The accommodation benefits from a WEALTH OF ORIGINAL FEATURES including fireplaces, sash windows, original floorboards and panelling. You enter on the ground floor via an enclosed porch, opening to a welcoming entrance hall where the stairs lead to the upper level. The BAY FRONTED LIVING ROOM measures 13'10 x 11'4 and benefits from an open fireplace, whilst the separate dining room offers the perfect sociable space for entertaining, overlooking the rear garden. The kitchen provides direct access out to the garden, with open shelving giving a cottage kitchen feel. On the first floor there are TWO GENEROUS DOUBLE BEDROOMS along with a FAMILY BATHROOM fitted with a bath with shower over. Externally the rear garden is mainly paved with mature trees and hedging, offering a private space. This fantastic property is not to be missed.

GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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