



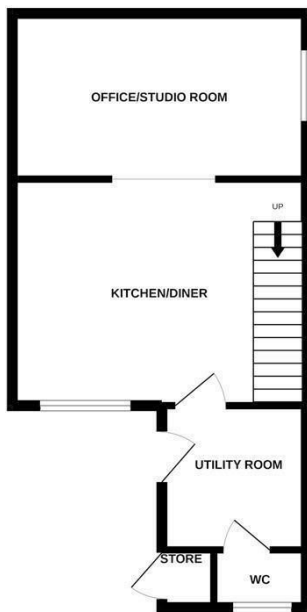
Edwin Road, Hastings TN35 5JT

Offers in excess of £425,000

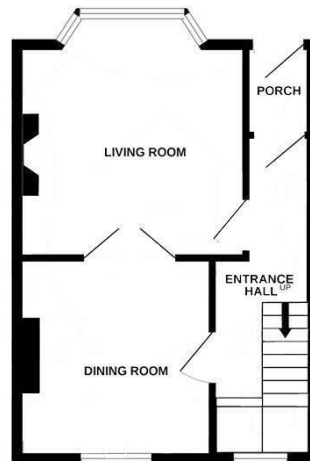


A simply stunning two bedroom, two reception room SEMI-DETACHED HOUSE situated in a sought after Clive Vale location with OFF ROAD PARKING and a generous rear garden. It is enviably placed just a short stroll from the hub of Hastings Old Town, woodland walks at Hastings Country Park and close by to good nurseries, primary and secondary schools making this home perfectly placed for family life. Spanning THREE SPACIOUS STOREYS the accommodation here offers a VERSATILE LAYOUT with the bay fronted OPEN PLAN LIVING SPACE positioned on the ground floor which enjoys a bright DUAL ASPECT with a feature fireplace and offers plenty of room for a full dining table to create the ideal sociable setting. The MODERN FITTED KITCHEN sits on the lower floor providing ample storage and worktop space, there is an ADJOINING UTILITY ROOM with a W/C along with access to the garden. There is also a handy HOME OFFICE/STUDY on this floor. The TWO DOUBLE BEDROOMS can be found on the first floor together with a STYLISH FAMILY BATHROOM where there is a bath with shower and screen over. The rear garden is a particular feature here, it offers tiered levels of decking perfect for DINING AL-FRESCO leading to an expanse of lawn and a further seating area while to the front of the property there is a DRIVEWAY with off road parking for one vehicle.

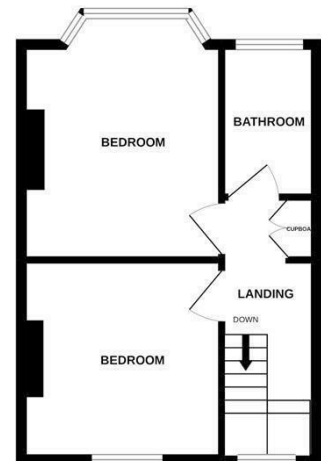
GARDEN LEVEL



GROUND FLOOR



1ST FLOOR



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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