



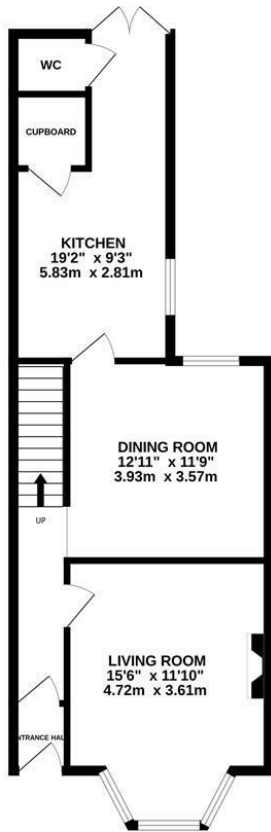
## Canute Road, Hastings TN35 5HU

£425,000

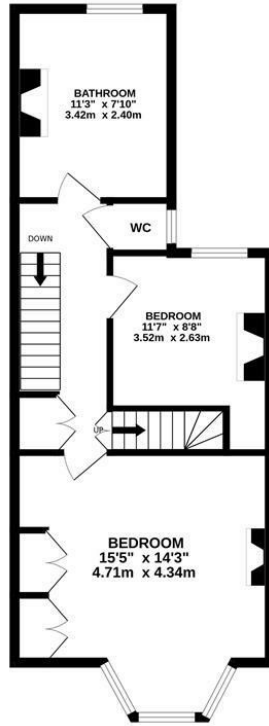


A simply stylish two bedroom CHARACTER HOUSE with an additional loft room, situated in a favoured position in CLIVE VALE just a short stroll from local shops, transport links and Hastings Old Town. The accommodation here is presented to a high standard throughout and enjoys GENEROUS PROPORTIONS with a BAY FRONTED LIVING SPACE and separate dining room. The MODERN FITTED KITCHEN is positioned at the rear of the property and benefits from a larder and access out to the garden through double doors. There is also a W/C located on this floor. Spanning the second floor there are two bedrooms with the primary bedroom being benefiting from a FRONT FACING BAY WINDOW and built-in wardrobes, a family bathroom with a bath, shower, and separate WC. The top floor houses a bright and spacious loft room which measures 14'6 x 13'9. Externally the rear garden offers an area of patio perfect for al-fresco dining and an EXPANSE OF LAWN, while to the front of the property there is potential for OFF ROAD PARKING. There is an additional parking space at the rear accessed via a service road. This fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

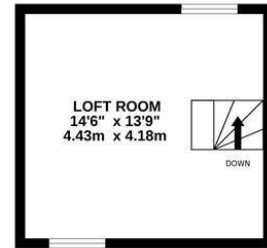
GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



2ND FLOOR  
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA: 1241 sq.ft. (115.3 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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