



Sovereign Close, Hastings TN34 2UB

Offers in excess of £800,000



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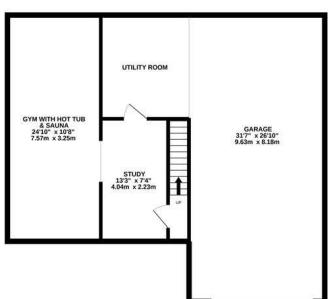


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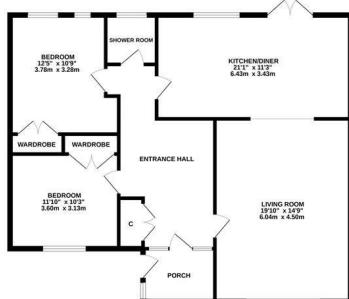


Impressive four bedroom, DETACHED FAMILY HOME set in a quiet, elevated position with a swimming pool and AMAZING VIEWS across Hastings to the sea. It's enviably located close to St. Helens Woods, within easy reach of popular Schools and good transport links. The accommodation here spans THREE STOREYS enjoying a VERSATILE LAYOUT and grand proportions. The ground floor is arranged as a large living room which enjoys a front aspect and there is a separate KITCHEN AND DINING ROOM which sits at the rear of the property measuring an impressive 21'1 x 11'3 offering plenty of space for a full dining table and with double doors leading out to the rear garden. There are also two double bedrooms on this level, both with BUILT-IN WARDROBES along with a shower room. On the first floor there are two further double bedrooms, both with built-in wardrobes, along with a family bathroom. There is also a LARGE EAVES STORAGE SPACE. The lower floor houses a GYM which features a BUILT-IN HOT TUB AND SAUNA , there is also a double office and a TANDEM GARAGE with utility. The extensive rear gardens are a particular feature; they are mostly laid

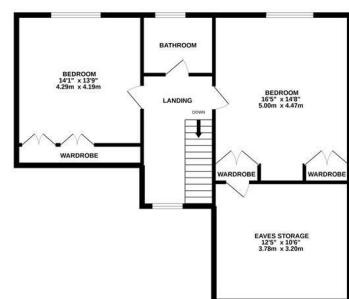
LOWER FLOOR
943 sq.ft. (87.6 sq.m.) approx.



GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



2ND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA: 2854 sq.ft. (265.1 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 operation or efficiency can be given.

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