







Barley Lane, Hastings TN35 5NX Offers in excess of £375,000



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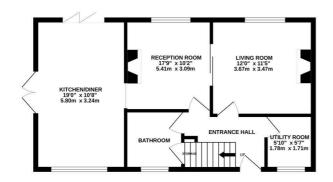


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A beautifully presented three bedroom, two reception room SEMI-DETACHED HOUSE with OFF ROAD PARKING situated in an unrivalled location, ADJACENT TO HASTINGS COUNTRY PARK and the East Hill. It's enviably placed just a leisurely stroll from Hastings Old Town where there are are a range of independent stores, pubs and eateries along with the seafront and beach. The accommodation here is arranged as a BRIGHT LIVING ROOM which enjoys a WOOD-BURNING STOVE and is open to the second reception room which leads through to the OPEN PLAN KITCHEN AND DINING ROOM. Measuring an impressive 19'0 x 10'8, the kitchen offers plenty of room for a full dining table and is fitted with CONTEMPORARY UNITS housing ample storage, worktop space and there is also a sociable CENTRAL ISLAND/BREAKFAST BAR. There is also a STYLISH FAMILY BATHROOM on this floor which enjoys a FREESTANDING CLAWFOOT BATHTUB together with a separate UTILITY ROOM. The first floor houses three bedrooms, two of which are GENEROUS DOUBLE ROOMS, along with a shower room. Externally the sunny rear garden enjoys a large paved area off of the

GROUND FLOOR 567 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR 392 sq.ft. (36.4 sq.m.) approx.





TOTAL FLOOR AREA: 959 sq.ft. (89.1 sq.m.) approx.

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