



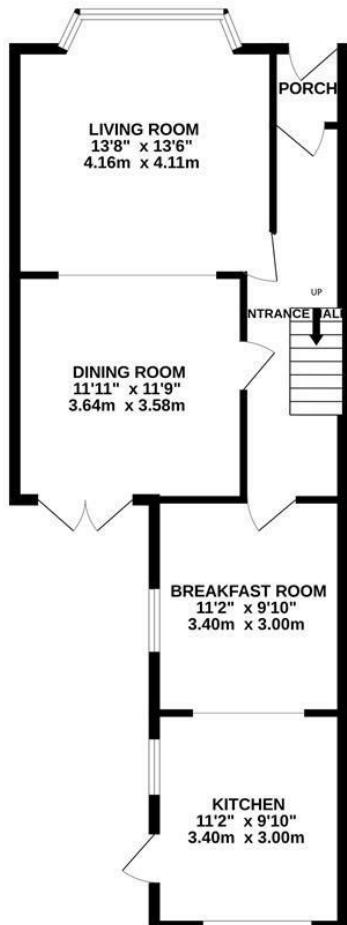
**Bedford Road, Hastings TN35 5JA**

Offers in excess of £390,000



A charming THREE BEDROOM end of terrace house located in a sought after CLIVE VALE SETTING. It's enviably placed within walking distance to local shops at Ore Village, Hastings Country Park, the seafront and Hastings Old Town. Spanning two spacious storeys, the accommodation here is arranged as a bright BAY FRONDED LIVING SPACE which enjoys a FEATURE FIREPLACE and is open to the DINING ROOM where there is double doors leading out to the rear garden. The FITTED KITCHEN is positioned at the rear of the property offering ample storage and worktop space, there is also an additional BREAKFAST ROOM which provides the perfect space for family life. The first floor houses THREE DOUBLE BEDROOMS with the principal bedroom measuring an impressive 17'2 x 13'9 enjoying VIEWS TOWARDS THE SEA, together with a family bathroom where there is a bath with shower and screen over. The rear garden provides an area of patio accessed via the dining room followed by a raised EXPANSE OF LAWN bordered by mature shrubs. Situated in a FAVOURED LOCATION this fantastic property would make the PERFECT FAMILY HOME and is not one to be missed.

GROUND FLOOR  
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 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. Prospective buyers should note that services and fixtures shown 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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