







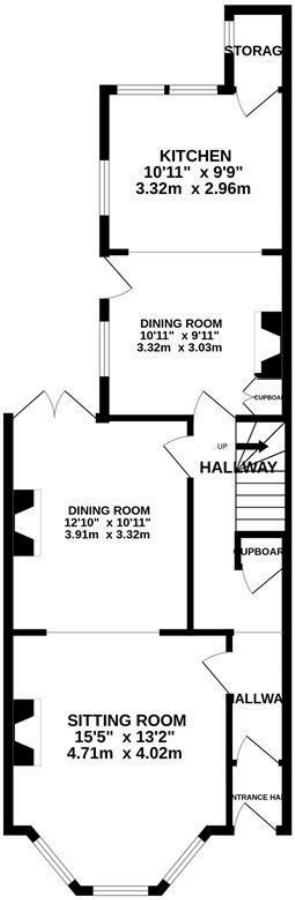
Downs Road, Hastings TN34 2DX

Offers in excess of £430,000

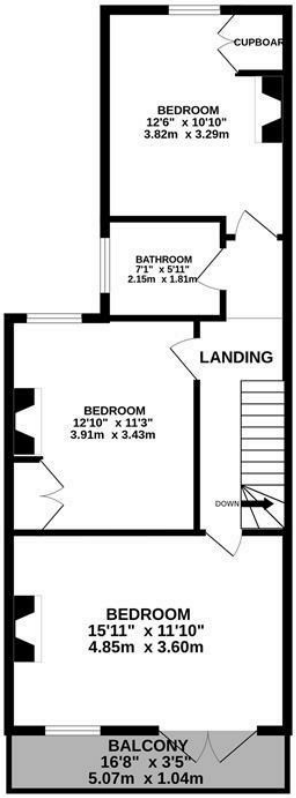
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An attractive three bedroom, two reception room EDWARDIAN FAMILY HOME situated in a FAVOURED BLACKLANDS LOCATION within easy walking distance to Alexandra Park, St. Helens Woods, local schools and good bus routes. Hastings mainline railway station is also close offering connections to London. Enjoying a WEALTH OF ORIGINAL FEATURES the accommodation here is arranged as a BAY FRONTED LIVING ROOM which leads through to the SECOND RECEPTION ROOM where there are double doors giving access to the rear garden, creating the ideal sociable setting. The FITTED KITCHEN is positioned at the rear of the property providing ample storage, worktop space and there is plenty of room for a full dining table. The first floor houses THREE DOUBLE BEDROOMS, where the principal bedroom benefits from access to the PRIVATE BALCONY, together with a family bathroom where there is a bath with shower and screen over. There is also access to a GENEROUS LOFT SPACE which is boarded to provide additional storage space. Externally, the rear garden offers an area of patio off of the kitchen making this the perfect spot to DINE AL-FRESCO followed by an EXPANSE OF LAWN leading to a summerhouse. Occupying a SOUGHT AFTER LOCATION this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR
650 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1242 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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