Elphinstone Road, Hastings TN34 2BN

Offers in excess of £450,000

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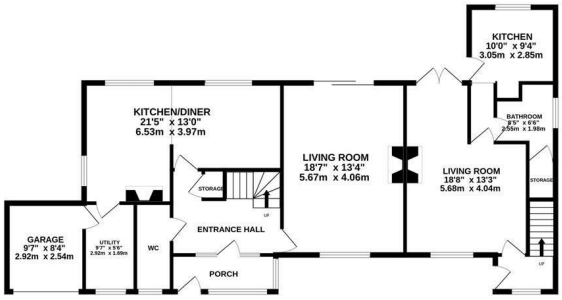
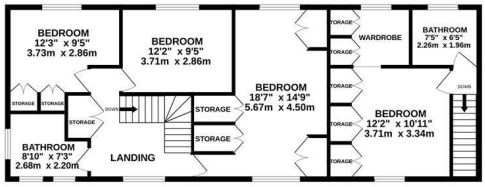
A generously proportioned THREE BEDROOM HOUSE with a ONE BEDROOM SELF-CONTAINED ANNEXE and OFF-ROAD PARKING. The house enjoys a wonderful setting while remaining within easy reach of St. Helens Woods, local amenities and excellent transport links. Accessed through an enclosed porch, the accommodation comprises of a BRIGHT OPEN PLAN KITCHEN/DINER which enjoys access to the garden through the UTILITY ROOM, a SPACIOUS LIVING ROOM with double doors into the rear garden, and WC. The upper floor houses THREE DOUBLE BEDROOMS with the primary enjoying BUILT-IN STORAGE, together with the FAMILY BATHROOM with bath and shower over. There is a SELF-CONTAINED ANNEXE which spans two storeys with the ground floor comprising of a SPACIOUS LIVING ROOM with double doors leading to the garden, a FITTED KITCHEN and separate W/C. There is a DOUBLE BEDROOM, which enjoys a WALK-IN WARDROBE, positioned on the upper floor together with the bathroom where there is a bath and shower over. Externally the rear garden offers a paved area followed by an EXPANSE OF LAWN and raised decking, creating the perfect spot to dine alfresco. Whilst to the front of the property there is OFF-ROAD PARKING FOR MULTIPLE VEHICLES and a garage. Set in a sought after location this property would make the perfect family home and is not to be missed.

GROUND FLOOR
1194 sq.ft. (111.0 sq.m.) approx.



1ST FLOOR
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 2143 sq.ft. (199.1 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 operability or efficiency can be given.
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