



Barnfield Close, Hastings TN34 1TS

Offers in excess of £650,000



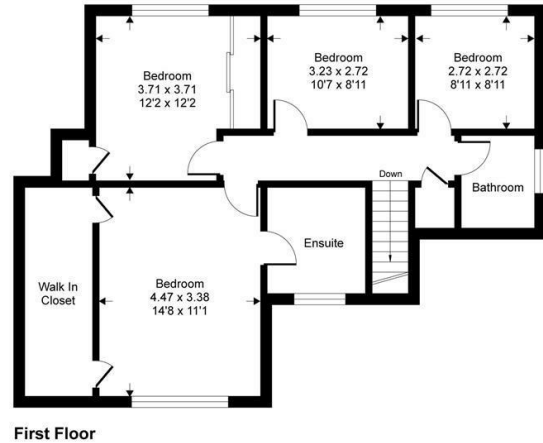
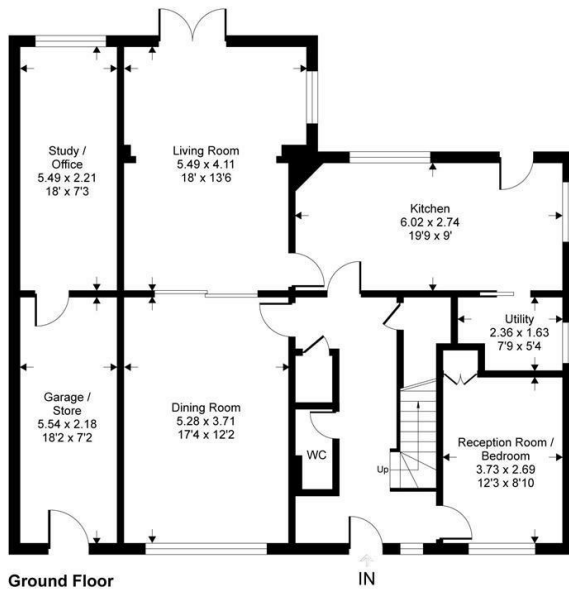
A spacious four/five bedroom DETACHED FAMILY HOME with FAR REACHING SEA VIEWS set in a great location in a QUIET CUL-DE-SAC. It's enviably positioned close to Amherst Gardens and tennis club, Summerfields Woods and Sports Centre, popular schools, local shops and within walking distance of Alexandra Park, Linton Gardens, seafront, and Hastings Town Centre where there is a mainline railway station. The accommodation here enjoys well proportioned rooms, accessed via a welcoming entrance hall with a downstairs w/c, there is a BRIGHT LIVING SPACE which benefits from double doors opening to the garden and an ADJOINING DINING ROOM with sliding doors separating the two spaces. The eat-in kitchen provides ample storage and worktop space and there is a SEPARATE UTILITY ROOM along with access to the garden. There is also a STUDY and an additional reception room which could be used as a fifth, ground floor bedroom. The first floor houses FOUR BEDROOMS along with a family bathroom. The principal bedroom also benefits from an ENSUITE BATHROOM with a shower enclosure, corner-bath and a WALK-IN

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Approximate Gross Internal Area = 182.5 sq m / 1965 sq ft

Approximate Garage Internal Area = 12 sq m / 130 sq ft

Approximate Total Internal Area = 194.5 sq m / 2095 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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