



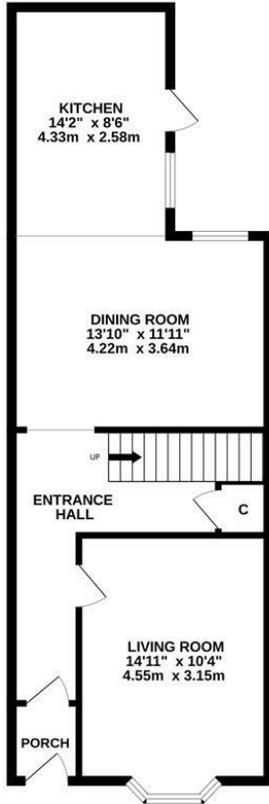
Edgar Road, Hastings TN35 5JJ

Offers in excess of £450,000

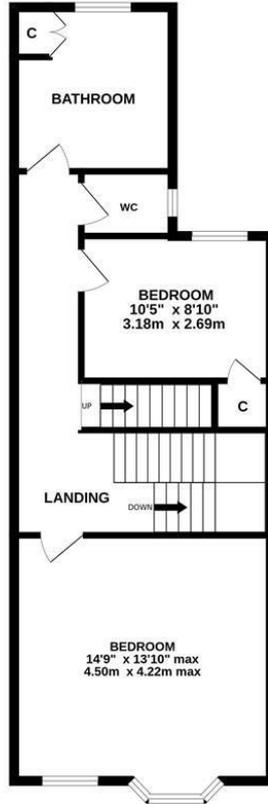


An exceptional two bedroom Victorian house with ACCOMMODATION ARRANGED OVER THREE STOREYS occupying a sought after Clive Vale setting, positioned for easy access to Hastings Old Town, Hastings Country Park and local shops at Ore Village. The accommodation here has been thoughtfully refurbished throughout, benefitting from a WEALTH OF ORIGINAL and ENHANCED FEATURES including marble fireplaces and original floorboards, complimented by luxury fittings which pay homage to the properties character. You enter on the ground floor via an enclosed porch, opening to a welcoming entrance hall where the stairs wrap around to the upper levels. The BAY FRONTED LIVING ROOM benefits from an open fireplace and open shelving built-in to the alcoves. A separate dining area opens seamlessly into the spacious kitchen, creating a versatile and sociable space ideal for entertaining, with direct access out to the garden. The kitchen is fitted with a bespoke wooden kitchen, complete with wooden worktops and space for a range-style cooker. On the first floor sits two well proportioned bedrooms along with a stylish family bathroom

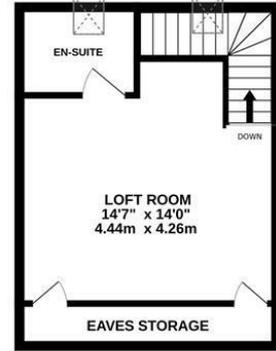
GROUND FLOOR
624 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
624 sq.ft. (57.5 sq.m.) approx.



2ND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 1553 sq.ft. (144.3 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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