



**Edmund Road, Hastings TN35 5LQ**

Offers in excess of £475,000



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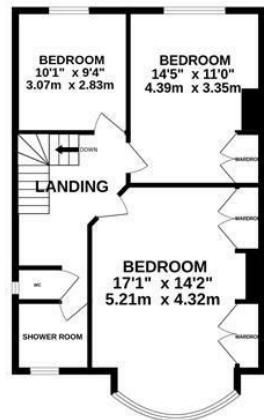
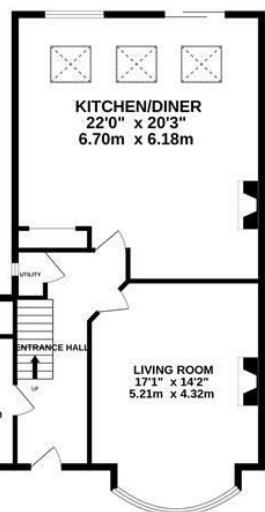


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A simply stunning four bedroom FAMILY HOME with a DETACHED GARAGE located in a sought after CLIVE VALE SETTING. It's enviably positioned just a short walk from popular schools, Hastings Country Park, local shops at Ore Village, Hastings Old Town and the beach. The accommodation here is arranged as a BAY FRONTED LIVING ROOM which enjoys an open fireplace while the CONTEMPORARY OPEN PLAN KITCHEN AND DINING ROOM spans the rear of the property measuring an impressive 22'0 x 20'3, providing plenty of space for a full dining table and creating the ideal sociable setting. Enjoying triple pane SLIDING DOORS leading to the garden and Velux windows the fitted kitchen features CONTEMPORARY UNITS offering ample storage, worktop space and there is a handy BREAKFAST BAR. There is also one bedroom on this floor which benefits from an EN-SUITE SHOWER ROOM and a cupboard under the stairs with space for a washing machine. The first floor houses three WELL-PROPORTIONED DOUBLE BEDROOMS with the principal bedroom enjoying BESPOKE FITTED WARDROBES, together with a STYLISH SHOWER ROOM where there is a

GROUND FLOOR  
1121 sq.ft. (104.2 sq.m.) approx.

1ST FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 1747 sq.ft. (162.3 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. The floorplan is for guidance only and should not 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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