



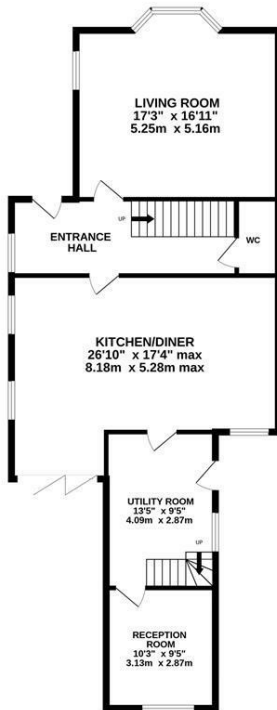
Ashburnham Road, Hastings TN35 5JL

Offers in excess of £850,000



Exceptional five bedroom DETACHED VICTORIAN HOUSE with off road parking situated in a prime Clive Vale location, on the CUSP OF HASTINGS OLD TOWN within walking distance to the seafront and Hastings Country Park. Having undergone significant restoration the accommodation here spans THREE SPACIOUS STOREYS offering grand proportions complimented with a WEALTH OF ORIGINAL FEATURES, you enter on the the ground into a welcoming entrance hallway with a large stained glass window and tiled flooring. The bay fronted living room enjoys a dual aspect, a wood burning stove and there is a stylish eat-in kitchen with underfloor heating which measures an impressive 26'10" x 17'4". The kitchen is fitted with contemporary units housing integrated appliances, there is a LARGE CENTRAL ISLAND/BREAKFAST BAR, plenty of space for a dining table and bi-folding doors leading out to the LANDSCAPED REAR GARDEN. There is a downstairs cloakroom and a separate utility room which in turn leads through to an ADDITIONAL RECEPTION ROOM which is currently used as a home office. On the first floor there are four well

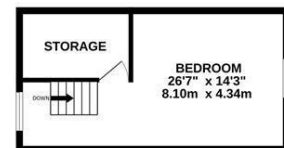
GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR
971 sq.ft. (90.2 sq.m.) approx.



2ND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 2198 sq.ft. (204.2 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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