



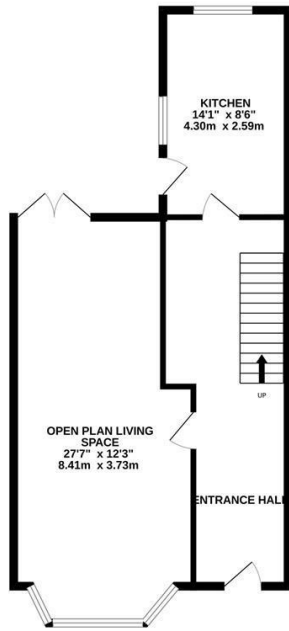
Elphinstone Road, Hastings TN34 2EQ

Offers in excess of £425,000



Beautifully presented FOUR BEDROOM family home with OFF ROAD PARKING found in a highly sought after BLACKLANDS LOCATION. It's ideally situated within walking distance to Alexandra Park, popular Schools and Hastings Town centre where there is a mainline railway station with connections to London, making this fantastic property PERFECTLY POSITIONED FOR FAMILY LIFE. The accommodation here is arranged over THREE SPACIOUS STOREYS with the ground floor offering a BAY FRONTED LIVING room which is open to the dining room creating a bright DUAL ASPECT space with double doors leading out to the rear garden. The FITTED KITCHEN spans the rear of the property benefitting from CONTEMPORARY UNITS which offer ample storage space and a handy breakfast bar. The four DOUBLE BEDROOMS are housed on the two upper floors together with a family shower room and separate W/C. The main bedrooms benefit from BUILT-IN WARDROBES. The rear garden has been designed for LOW MAINTENANCE with tiered levels of patio creating the perfect space to entertain or DINE AL-FRESCO, along with a handy STORAGE SHED to the

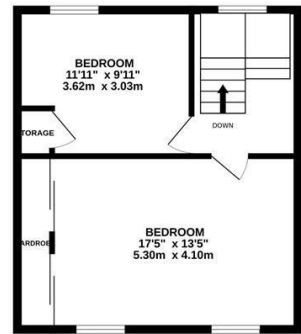
GROUND FLOOR
609 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



2ND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1547 sq.ft. (143.7 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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