



Edwin Road
Hastings, TN35 5JX
£299,950 Freehold

Wyatt
Hughes
Residential Sales

Edwin Road, Hastings, TN35 5JX

Welcome to this charming mid-terrace town house located on Edwin Road in the desirable Clive Vale area of Hastings. This well-presented property is configured over three floors, offering a spacious and comfortable living environment for families or those seeking extra space.

As you enter the ground floor, you are greeted by a generous entrance hall that leads to a modern kitchen/diner, perfect for family meals and entertaining guests. This level also features a convenient storage cupboard and a ground floor WC, adding to the practicality of the home.

Moving to the first floor, you will find a bright and airy living room, ideal for relaxation, along with a well-appointed bedroom and a bathroom that includes a separate shower and WC. This thoughtful layout ensures that both privacy and comfort are maintained.

The second floor boasts two additional bedrooms, providing ample space for family members or guests. Each room is designed to maximise natural light and offers lovely views, enhancing the overall appeal of the home.

Outside, the property features a small decked courtyard-style garden, perfect for enjoying the fresh air or hosting outdoor gatherings. Parking is also available, adding to the convenience of this lovely home.

Situated within walking distance of the historic Old Town and the seafront, this property is ideally located for those who appreciate the charm of coastal living. Additionally, a primary school is close by, making it an excellent choice for families.

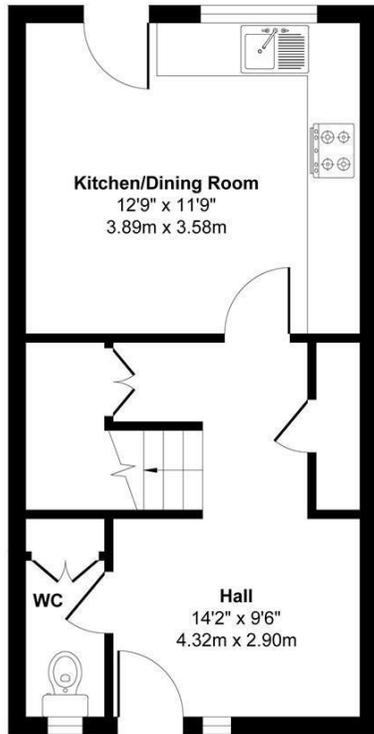
In summary, this three-bedroom mid-terrace house on Edwin Road is a delightful opportunity for anyone looking to settle in a vibrant and sought-after area of Hastings. With its spacious layout, modern amenities, and prime location, it is sure to attract interest from a variety of buyers.



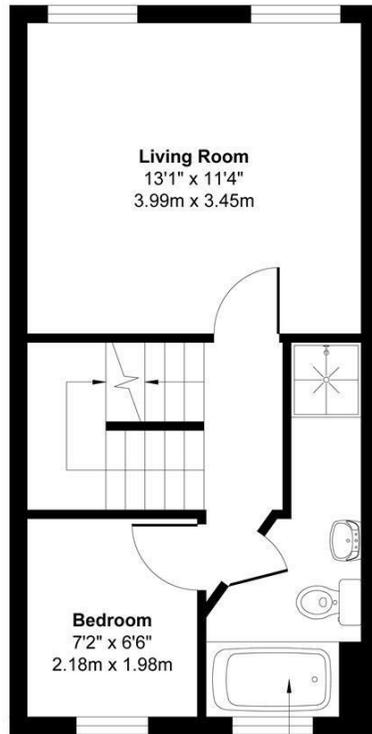
- EPC RATING C
- TAX BAND B
- DRIVEWAY AND PARKING
- CORTYARD STYLE GARDEN WITH DECKING
- DESIREABLE CLIVE VALE AREA - WALKING DISTANCE TO HASTINGS OLD TOWN
- THREE BEDROOMS
- MAIN BATHROOM WITH SEPERATE SHOWER, BATH AND WC
- GF WC
- FAR REACHING VIEWS OVER ROOFTOPS
- 1004 SQ FT

Arundel Court

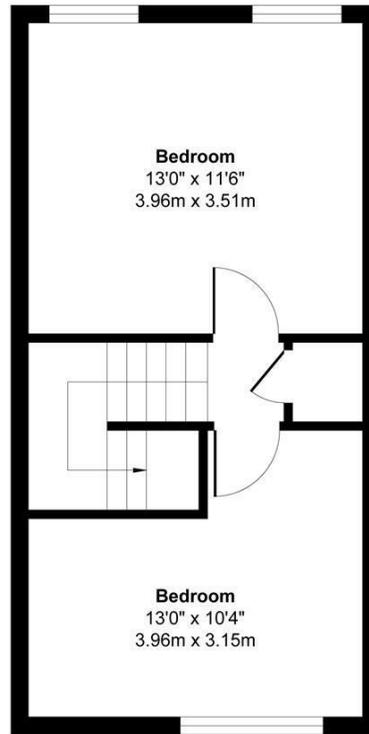
Approximate Gross Internal Floor Area
1004 sq. ft / 93.27 sq. m



GROUND FLOOR

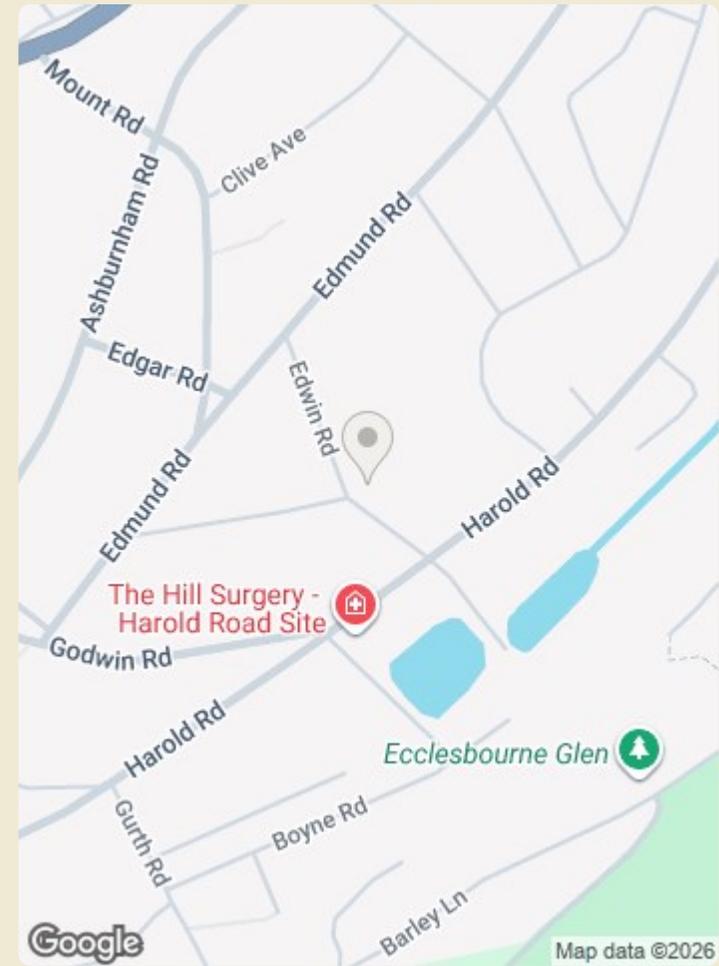


FIRST FLOOR



SECOND FLOOR

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		86	(81-91) B
(69-80) C		70	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

