



Wykeham Road  
Hastings, TN34 1UA  
£650,000 Freehold

Wyatt  
Hughes  
Residential Sales

## Wykeham Road, Hastings, TN34 1UA

This outstanding 1930s detached family home enjoys a peaceful position adjoining Linton Gardens and offers generous, flexible accommodation arranged over three floors. Stylishly updated throughout, it combines classic period features with modern comfort, energy efficiency and beautiful open views stretching towards the sea.

On the ground floor, a welcoming entrance hall leads to a bright bay-fronted reception room and a superb principal suite with bi-folding doors to a private decked terrace, a modern en suite shower room and bespoke fitted wardrobes. A further double bedroom, additional shower room and access to the garage complete this level.

The top floor provides three further double bedrooms, together with a contemporary family bathroom and separate WC. The lower ground floor forms an impressive open-plan kitchen, dining and living area designed for family life and entertaining. The sleek kitchen includes a breakfast bar, walk-in pantry and underfloor heating, while two sets of bi-folding doors open directly onto the garden.

Outside, the landscaped rear garden features a large sandstone terrace ideal for outdoor dining, a level lawn and a gate providing direct access to Linton Gardens. At the front there is off-road parking and a garage.

With solar panels and an air source heating system, the home benefits from excellent energy efficiency and notably low running costs.

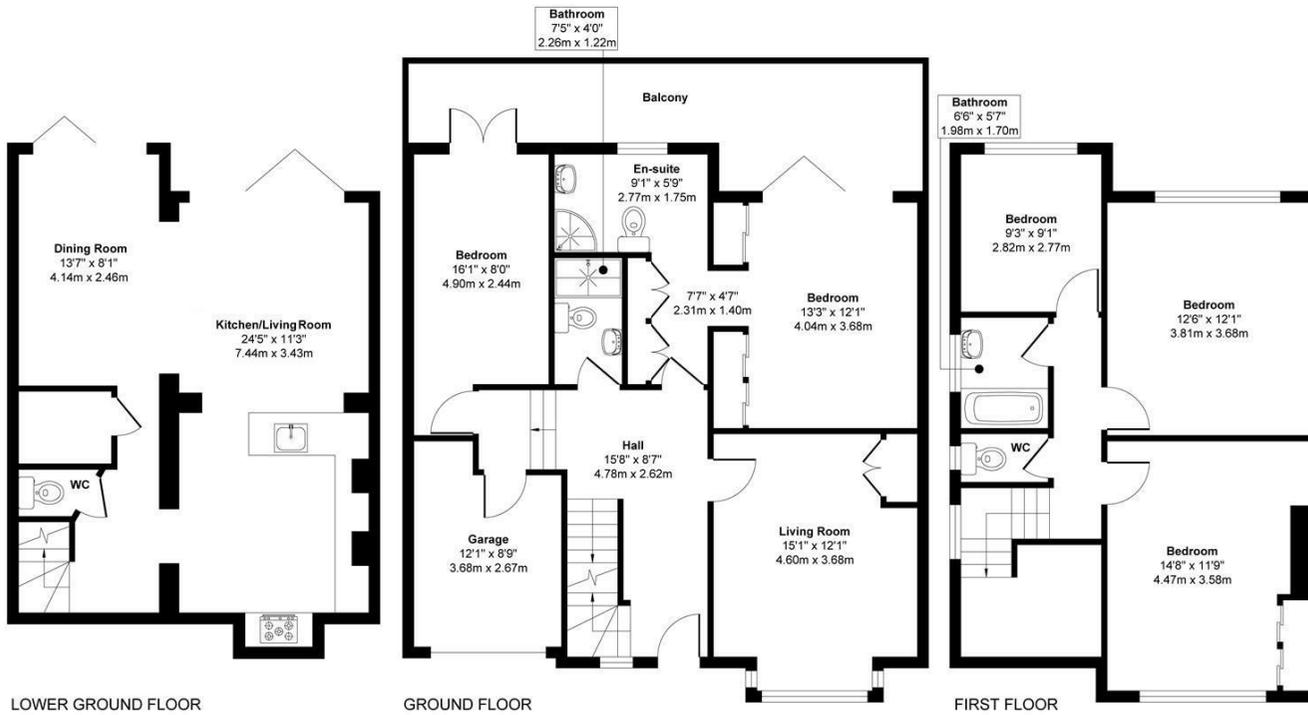
Ideally situated within walking distance of the seafront, Alexandra Park and Hastings town centre with its range of shops, restaurants and mainline station to London.

- 2325 sq ft
- Five bedrooms semi detached house configured over
- Desirable location with easy access into the town centre and mainline railways station
- Tax Band D
- Garage and driveway
- No onward chain - vacant possession
- EPC rating C
- Exceptionally well presented throughout
- Solar panels and air source heat pump

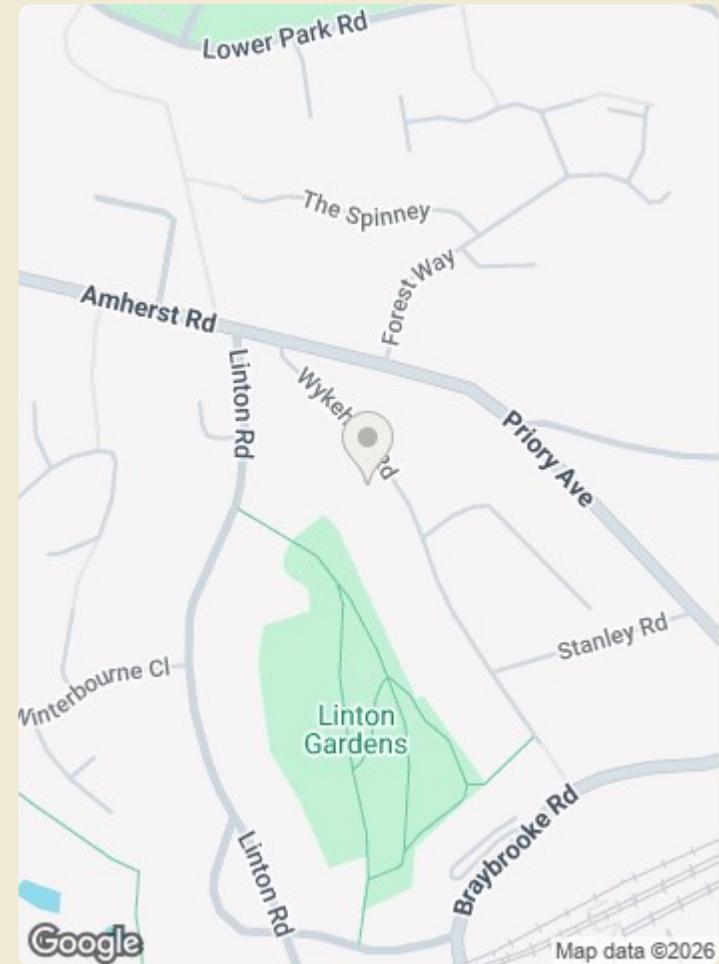


# Wykeham Rd

Approximate Gross Internal Floor Area  
1986 sq. ft / 184.50 sq. m



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>England &amp; Wales</b>
		<b>69</b>	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.

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