

67 Park Avenue, Hastings, TN34 2PW

Offers In Excess Of £475,000

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The property: a substantial, rarely available, bright and spacious three bedroom, mid century detached house with an enclosed rear garden. You approach the unique property via a block paved driveway providing off road parking for two vehicles. The accommodation enjoys a layout that's designed to take full advantage of the views and brightness, the property is flooded with light and has a picturesque outlook across the neighbouring rooftops down to Hastings old town and the coast. Situated in a sought after road towards the end of the cul de sac, where there is direct access to St. Helens Wood. The house is lovingly presented throughout and enjoys spacious rooms and large windows. Benefits include a versatile layout, currently set up as a three bedroom house, it could easily revert to being four bedroomed. The main living space is housed on the first floor, where there is a substantial dual aspect eat-in kitchen overlooking the garden, fitted with modern units providing ample storage and worktop space, and a built-in breakfast bar creates a natural sociable hub. The cupboard houses a recently fitted condensing central heating boiler with 14 years of a 17 year guarantee remaining. The dining room is found off of the kitchen with French doors leading to the rear garden. The living room is positioned to the front of the property, measuring 14'11 x 14'10, with engineered wood flooring and a DEFRA approved multi fuel stove, the views from this room are a defining feature of the house, with sliding doors opening onto a fantastic plant filled sun terrace which benefits from the amazing views. The first of the three generous bedrooms can be found on this level, also featuring the great views and built-in wardrobes, served by the family bathroom with jacuzzi bath and separate shower cubicle.

GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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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