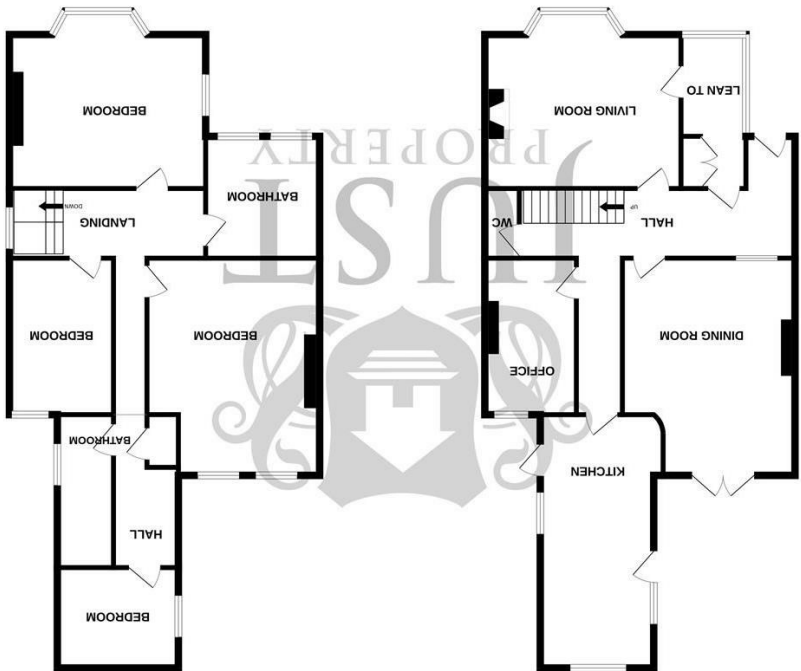




England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Current	56	Potential
Energy Efficiency Rating		



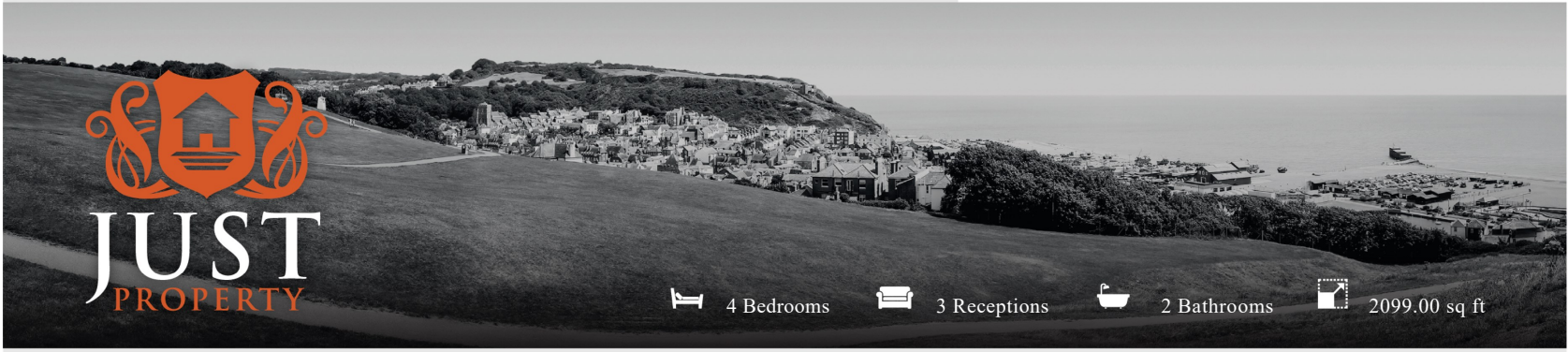
Values shown are based on the latest available data and are intended to provide a general indication of the likely energy performance of the property. They are not a guarantee of the actual energy performance of the property. The company does not warrant the accuracy of the information provided and does not accept any liability for any loss or damage caused by reliance on the information provided. The company reserves the right to amend the information provided at any time without notice.



FLOORPLANS

25 Godwin Road, Hastings, TN35 5JR

www.justproperty.net



4 Bedrooms 3 Receptions 2 Bathrooms 2099.00 sq ft

25 Godwin Road, Hastings, TN35 5JR

Freehold
£595,000





Freehold

£595,000

4 Bedrooms 3 Receptions 2 Bathrooms 2099.00 sq ft

PROPERTY DETAILS

CHAIN FREE and offering a generous garden, detached living and a lovely blend of original Victorian features with modern improvements, this four-bedroom home on Godwin Road is an appealing family property.

From the moment you step inside, the spacious hallway sets the tone, leading through to well-proportioned living accommodation with high ceilings, large windows and plenty of natural light. The elegant dining room is particularly impressive, while the living room provides a comfortable space to relax and enjoy the character of the property.

The recently fitted kitchen offers a more contemporary feel, with integrated appliances and a good balance of style and practicality.

Outside, the property really comes into its own with a large garden and patio area, providing plenty of space for entertaining, relaxing or simply enjoying the outdoors.

The location adds to the appeal, with local amenities, schools and transport links all within easy reach, while Hastings town centre and seafront are nearby, offering a good choice of shops, restaurants, cafés and leisure facilities.

A spacious and characterful Victorian home with the benefit of being detached, chain free and enjoying a generous garden, this is a property that offers a great opportunity to create a lovely family home.



ROOM DIMENSIONS

Front Door	Bedroom
Hallway	17'0" x 17'0" (5.20 x 5.20)
Conservatory / Lean To	Bathroom
Family Lounge	Bedroom
17'0" x 17'0" (5.20 x 5.20)	17'0" x 14'5" (5.20 x 4.40)
Dining Room	Bedroom
17'0" x 14'5" (5.20 x 4.40)	13'3" x 11'1" (4.04 x 3.40)
WC	Bathroom
Office	Bedroom
13'1" x 10'2" (4.01 x 3.10)	9'10" x 9'10" (3.01 x 3.01)
Inner Hallway	Front Garden
Kitchen / Breakfast Room	Patio Area
24'3" x 10'2" (7.41 x 3.10)	Rear Garden
Stairs To First Floor Landing	

FEATURES

- CHAIN FREE
- Four Double Bedrooms
- Detached Victorian Family Home
- Large Rear Garden and Patio Area
- Walking Distance To Hastings Old Town, Country Park and Great Schools
- Great Living Accomodation
- Lovely Condition
- Family Friendly Kitchen / Dining Room
- Quiet Residential Road in Clive Vale Location



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.