



*OK! D*  
ESTATE AGENTS

Boyne Road, Hastings

Guide Price £300,000

 4  1  2  D

## Boyne Road, Hastings

Semi detached house, situated in the Clive Vale area of Hastings, which is convenient for access to a vast array of local amenities, schools, the National Country Park with picturesque walks and Historic Hastings Old Town with its cobbled twittens leading to boutique shops, art galleries, coffee shops and restaurants.

The accommodation consists, entrance hall, downstairs shower room, separate WC, kitchen and sitting room. From the first floor landing there are 3 bedrooms. Externally the property benefits from front and rear gardens.

This property is in need of modernisation throughout, we if you are seeking a project to apply your own stamp and make a fabulous home, then this is worthy of serious consideration.





### Sitting Room

13'4 x 12'4 (4.06m x 3.76m)

### Dining Room

10'4 x 11'4 (3.15m x 3.45m)

### Kitchen

10'8 x 9'11 (3.25m x 3.02m)

### Bathroom

7'4 x 4'11 (2.24m x 1.50m)

### WC

5'4 x 2'8 (1.63m x 0.81m)

### Hall

7'7 x 11'5 (2.31m x 3.48m)

### Bedroom 1

13'7 x 12'5 (4.14m x 3.78m)

### Bedroom 2

10'7 x 11'7 (3.23m x 3.53m)

### Bedroom 3

10'4 x 11'9 (3.15m x 3.58m)

### Bedroom 4

10'4 x 7'7 (3.15m x 2.31m)

**Council Tax Band - C**



## Floor Plan



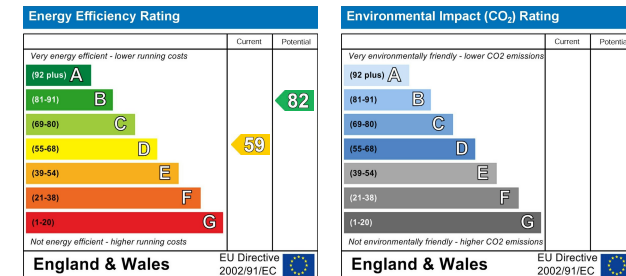
## Viewing

Please contact us on 01424 722122 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.