



## 65 Canute Road, Hastings, TN35 5HT

AN IMMACULATELY PRESENTED THREE BEDROOM, TWO RECEPTION ROOM 1930's DETACHED FAMILY HOUSE WITH THE BENEFIT OF A FUNCTIONAL CELLAR WITH A UTILITY ROOM AND GYM/OFFICE. THE PROPERTY IS LOCATED IN THE SOUGHT AFTER CLIVE VALE AREA OF HASTINGS ENJOYING VIEWS TOWARDS THE SEA AS WELL AS BEING WITHIN IMMEDIATE WALKING DISTANCE OF LOCAL PRIMARY SCHOOLS, HASTINGS COUNTRY PARK AND AMENITIES IN ORE VILLAGE.

The accommodation is arranged over three floors and provides versatile living space including a 23'8 x 12'3 L-shaped living room/diner with fitted wood burner, a 13'6 x 10'2 triple aspect kitchen with integrated appliances and a study or family room. From the first floor galleried landing there are two double bedrooms (fitted wardrobes to bedroom one) as well as a third bedroom and an impressive family bath/shower room with stand alone bath, walk-in double shower enclosure and sensor lighting.

The cellar includes a 13'0 x 12'5 gym/office, a store room, a separate w.c and a large utility room with access into the rear garden. Outside, there is a driveway providing off road parking, a garage (potential to extend to the side, subject to necessary consents) and the rear gardens extend to approximately 70ft and are tiered with an area of lawn, flower & shrub beds, a rear patio and being timber fence enclosed enjoying a south westerly aspect.

Further benefits include gas fired central heating, double glazing and viewing is considered essential with the owners Sole agent, Charles & Co.

**Price £499,995**

## 65 Canute Road, Hastings, TN35 5HT



- Three Bedroom Detached House
- Close to Shops & Amenities
- Study or Family Room
- Driveway, Garage & Gardens
- Immaculately Presented
- Bay Fronted Living Room/Diner
- Contemporary Family Bathroom
- Favoured Clive Vale Area
- 13'6 x 10'2 Fitted Kitchen
- Cellar Rooms & Utility

### Entrance Hall

### Study

11'9 x 7'6 (3.58m x 2.29m)

### Living Room/Diner

23'8 x 12'3 max (7.21m x 3.73m max)

### Kitchen/Breakfast Room

13'6 x 10'2 (4.11m x 3.10m)

### First Floor Landing

### Bedroom One

13'5 into bay x 10'9 (4.09m into bay x 3.28m)

### Bedroom Two

11'11 x 10'9 (3.63m x 3.28m)

### Bedroom Three

7'5 x 7'0 (2.26m x 2.13m)

### Family Bath/Shower Room

7'10 x 7'7 (2.39m x 2.31m)

### Cellar

### Hallway

### Utility

12'3 x 10'4 (3.73m x 3.15m)

### Store Room

8'6 x 7'9 (2.59m x 2.36m)

### W.C

### Gym/Office

13'0 x 12'5 (3.96m x 3.78m)

### Outside

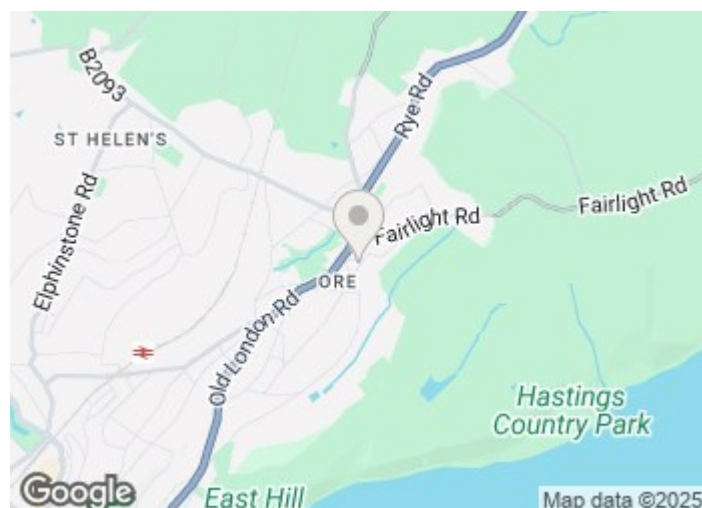
### Front Garden

### Driveway

### Garage

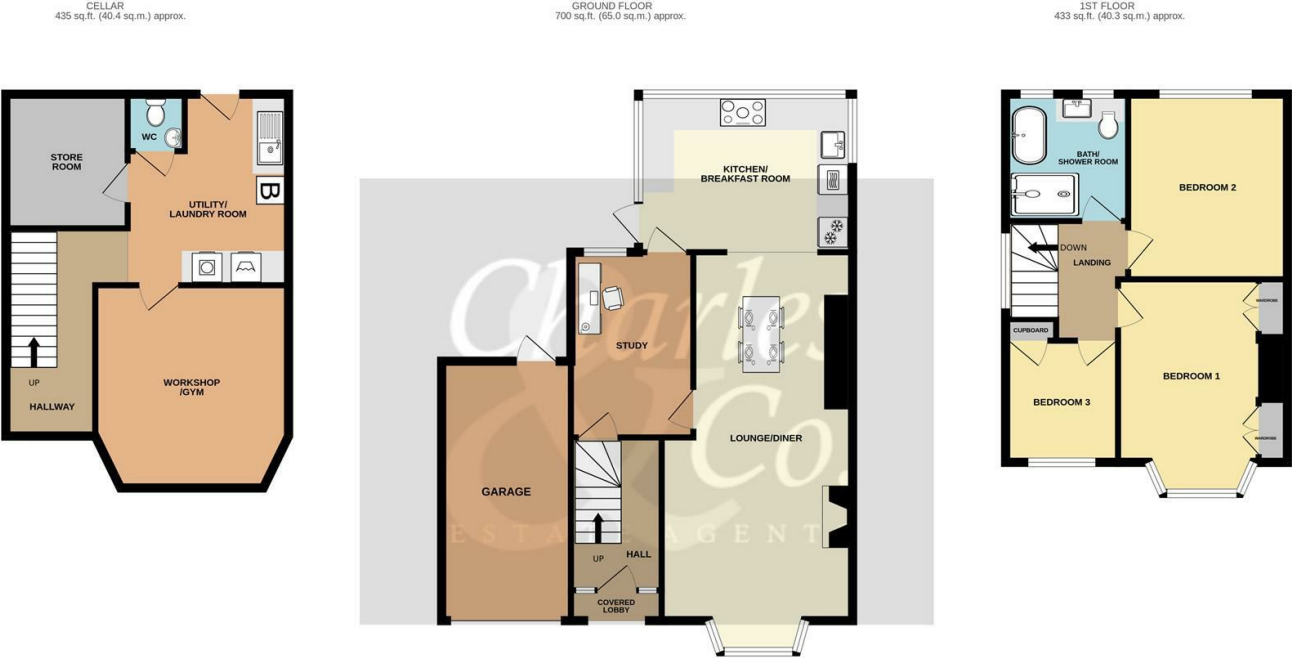
### Rear Garden

70'0 (21.34m)





Floor Plan



TOTAL FLOOR AREA : 1568 sq.ft. (145.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC