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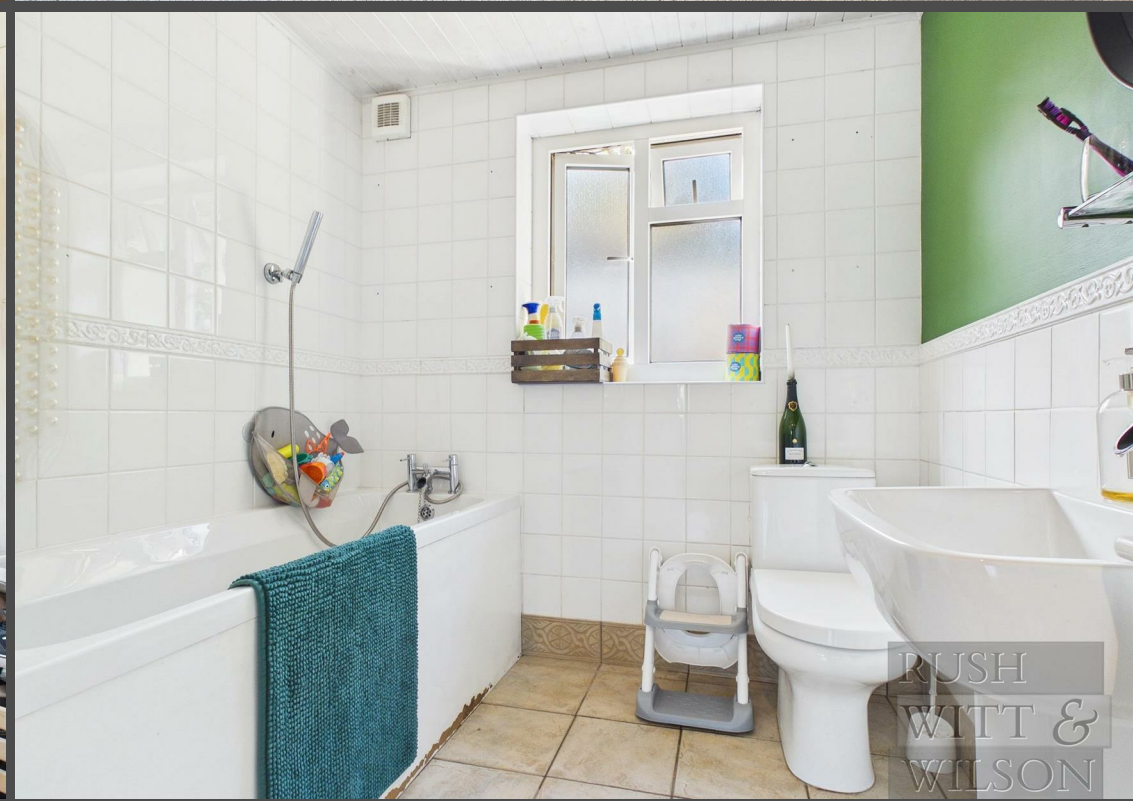
33 Valleyside Road, Hastings, TN35 5AD
Offers In The Region Of £289,950 Freehold

Stunning Extended Three-Bedroom Semi-Detached Family Home with Exceptional Open-Plan Living

Having been thoughtfully extended to both the side and rear, this outstanding three-bedroom semi-detached home offers an exceptional amount of living space, beautifully combining contemporary styling with practical family living. Finished to a high standard throughout and enjoying a secluded landscaped garden, this is a home ready to move straight into. The true heart of the property is the magnificent open-plan living, dining and kitchen area, creating a superb space for both everyday family life and entertaining. The living area is centred around a charming wood-burning stove, while the stylish fitted kitchen offers a comprehensive range of modern wall and base units, integrated appliances and ample workspace. Completing the ground floor is a contemporary family bathroom, wash hand basin, W/C and part-tiled walls. The impressive side extension provides a practical utility area with space for an American-style fridge freezer, washing machine and tumble dryer, together with a separate home office, ideal for those working remotely. To the first floor are three generous double bedrooms, with the principal bedroom benefitting from a modern en-suite shower room comprising a shower enclosure, wash hand basin and W/C. The rear garden is a real standout feature, enjoying a high degree of privacy and arranged over attractive tiered levels. Designed for both relaxation and entertaining, it includes raised decking, beautifully landscaped seating areas and an impressive summer house. A truly exceptional family home offering spacious, flexible accommodation in immaculate condition, early viewing is highly recommended.









Floor 0



Floor 1



Approximate total area⁽¹⁾

80.8 m²

871 ft²

Reduced headroom

0.8 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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