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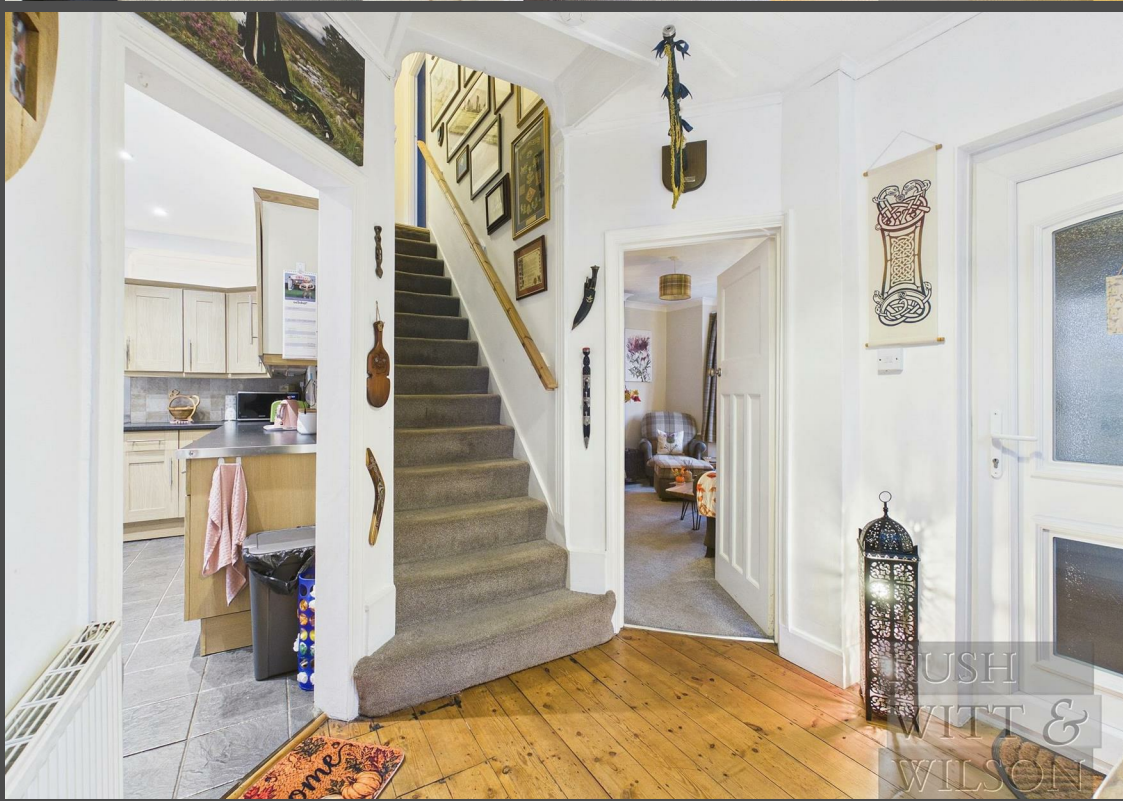


**77 Hoads Wood Road, Hastings, TN34 2BB
Offers In The Region Of £380,000 Freehold**

Welcome to this delightful 1930s semi detached house offers a perfect blend of character and modern living. With three well-proportioned bedrooms and a cosy bay-fronted living room, this property is ideal for families or those seeking a comfortable home. Upon entering, you are greeted by a welcoming reception room that flows seamlessly into the kitchen/breakfast room, creating a warm and inviting atmosphere. The kitchen is well-equipped and provides ample space for dining, making it a perfect spot for family meals. The downstairs bathroom adds convenience, ensuring that the home meets the needs of modern living. Upstairs, you will find three spacious bedrooms, each offering a peaceful retreat for rest and relaxation. The clever use of space is evident with a recess under the stairs, which has been thoughtfully transformed into a study area, perfect for those who work from home or require a quiet space for study. Outside, the property boasts off-road parking, a valuable asset in this area. The rear garden is a true highlight, featuring a lovely patio area ideal for outdoor gatherings, a lush lawn for children to play, and a raised deck area that invites you to enjoy the sunshine. At the end of the garden, a charming summer house provides a tranquil spot for leisure or hobbies. Additionally, a lean-to on the side of the house offers versatile storage options and is currently being utilised as a gym, showcasing the potential for personalisation. Previously a garage, this space has been transformed into a useful workshop, catering to various needs. This property is not just a house; it is a home filled with charm, perfectly situated in a desirable location. Whether you are looking to settle down or invest, this residence is sure to impress.

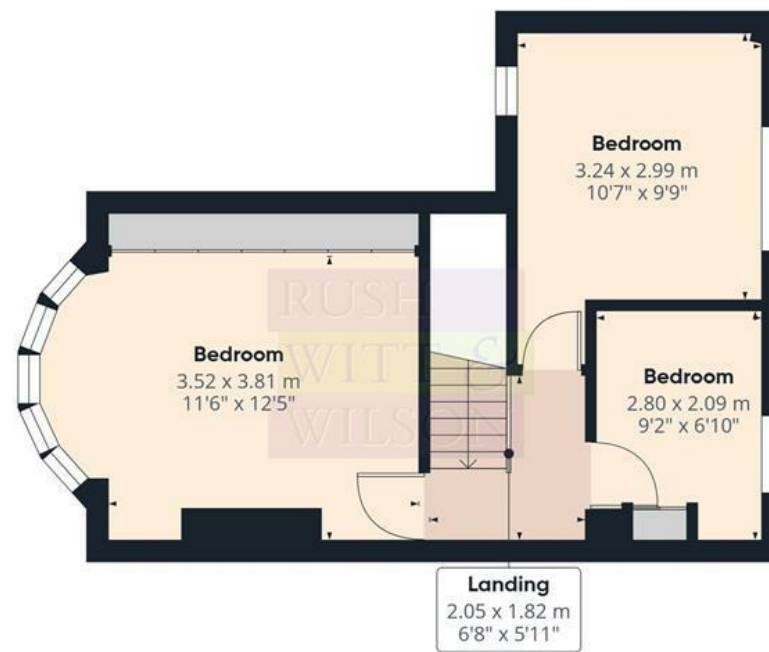








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

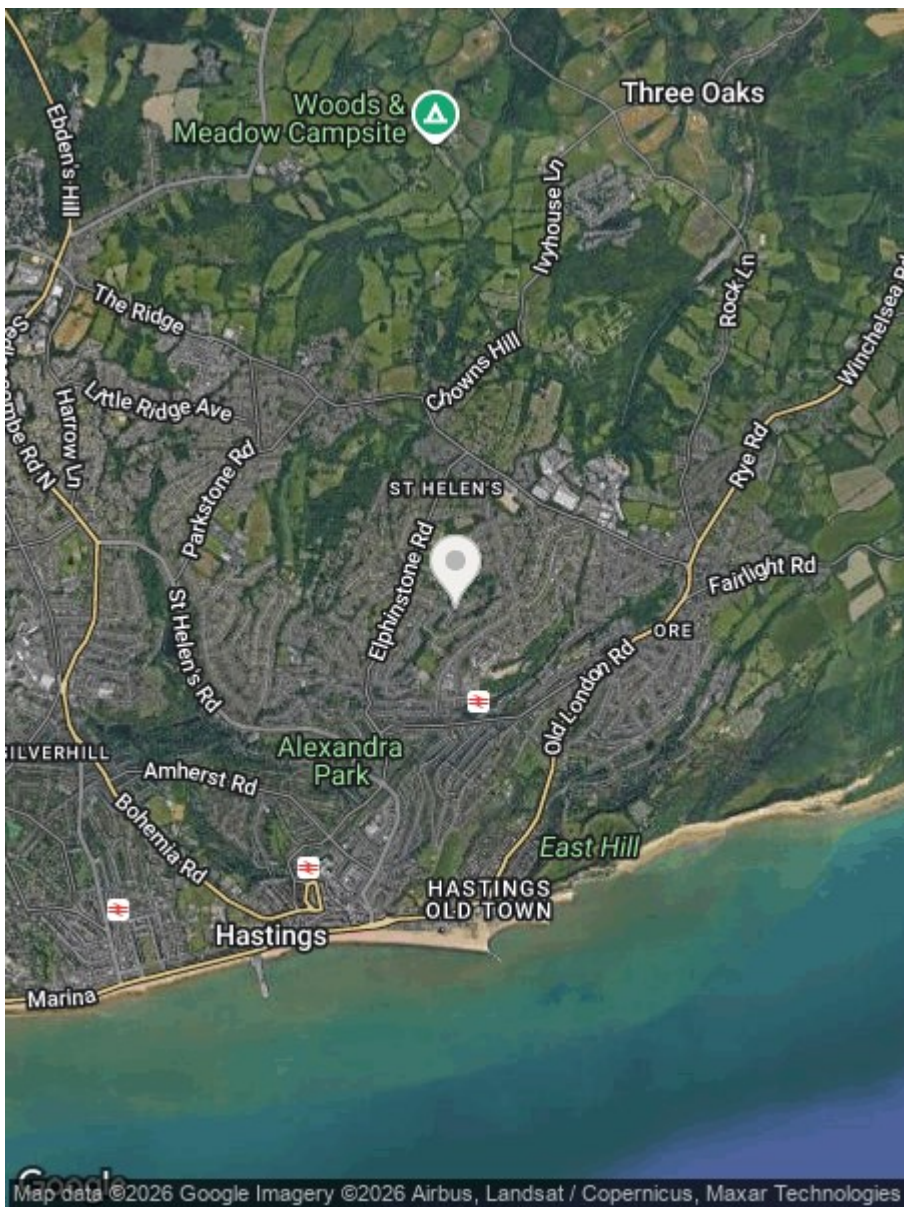
Approximate total area⁽¹⁾

93.3 m²

1004 ft²

(1) Excluding balconies and terraces

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



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 - C

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.

Important Notice:

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