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**8 Little Acres Way, Hastings, TN35 5FJ**  
**Guide Price £290,000 - £305,000 Freehold**

\*\* GUIDE PRICE £290,000 - £305,000 \*\* An Immaculate Three-Bedroom Home with Sea Views in a Sought-After Location

Welcome to Little Acres Way a highly desirable and well-established address where this beautifully presented three-bedroom end-of-terrace home is perfectly positioned. Offering a stylish interior, sea views from the upper floor, and off-road parking, this property delivers the ideal blend of comfort, convenience, and modern living. Step inside to discover a bright and welcoming entrance hall, complete with a handy downstairs WC. The heart of the home is the spacious open-plan lounge and kitchen area thoughtfully designed for everyday living and entertaining. The sleek kitchen comes fully equipped with integrated appliances and

ample storage, while the lounge features large sliding doors that flood the space with natural light and open onto a low-maintenance rear garden seamlessly connecting indoor and outdoor living. The garden itself is the perfect place to unwind or host guests, with a paved patio area for alfresco dining. A real bonus is the outbuilding at the rear, fitted with electricity and ideal for use as a home office, gym, or creative studio. Upstairs, you'll find three well-proportioned bedrooms and a generous landing. The two rear bedrooms enjoy far-reaching sea views, and the principal bedroom boasts a stylish en-suite shower room. A contemporary family bathroom completes the upper floor. Additional highlights include gas central heating, double glazing throughout, and a private off-road parking space. This home offers an excellent opportunity to move straight in and enjoy a peaceful yet well-connected coastal lifestyle. To arrange your viewing, contact the vendors' sole agents today.



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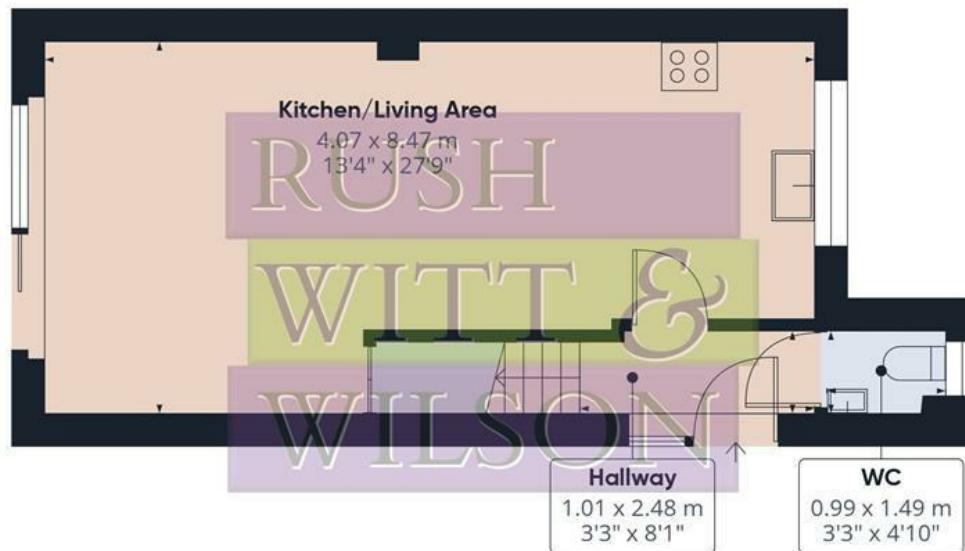
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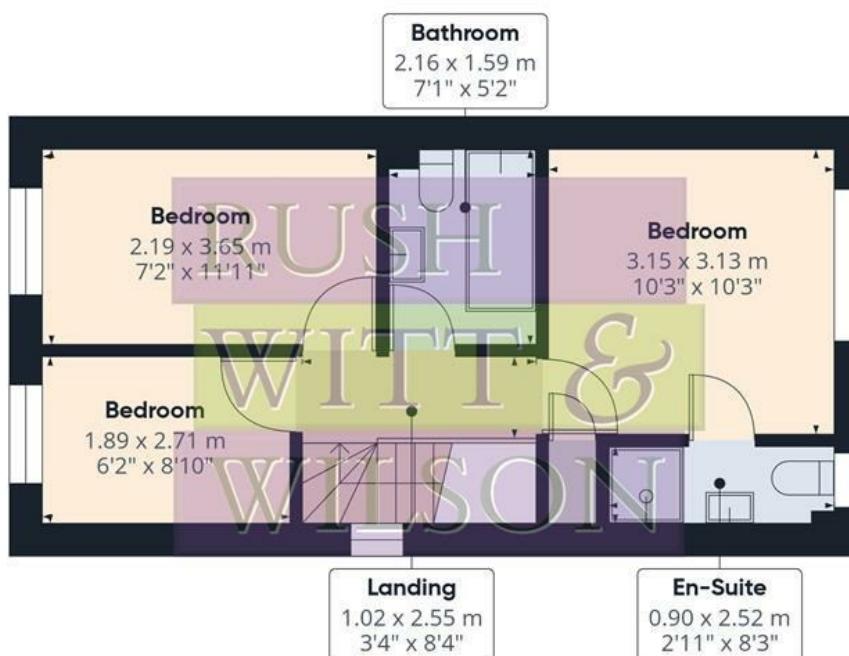


Approximate total area<sup>(1)</sup>

68.1 m<sup>2</sup>

734 ft<sup>2</sup>

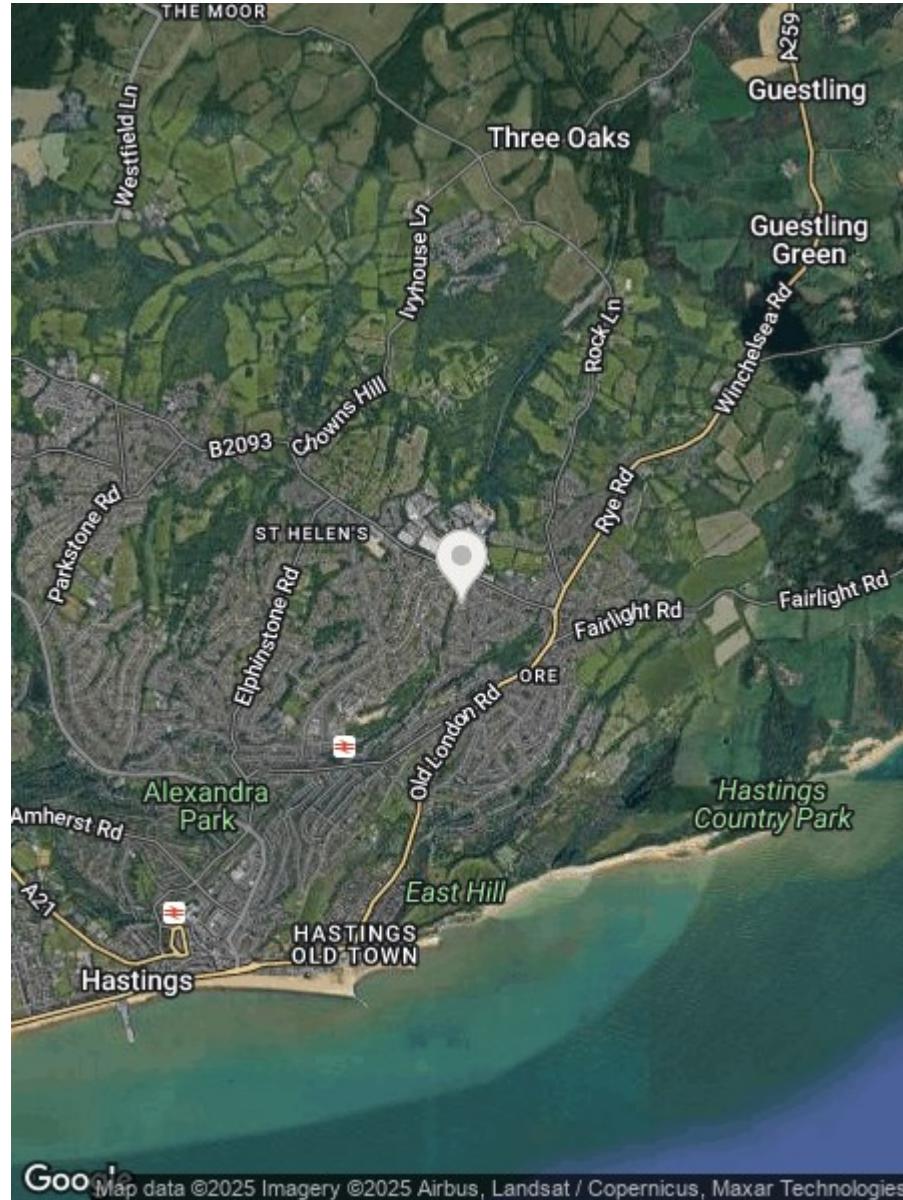
Floor 0



Floor 1

(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	96
(81-91)	B	83
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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