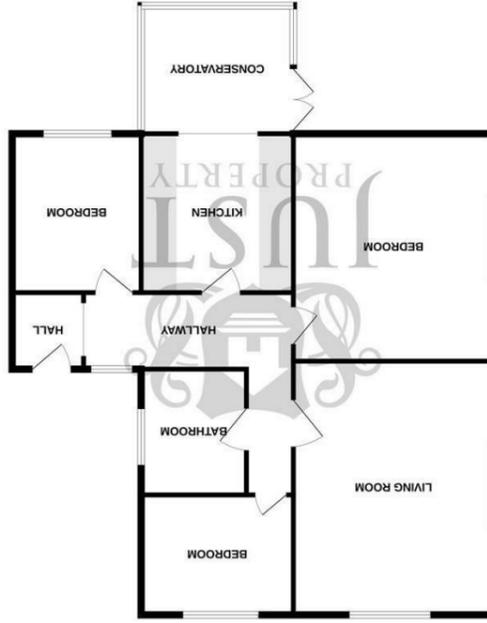


England & Wales	
EU Directive 2002/91/EC	
Potential	Current
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	Not energy efficient - higher running costs
71	86

These energy ratings have been made to ensure the accuracy of the information provided. Measurements have been taken in accordance with the relevant standards. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you. Prospective purchasers should view the property and should not rely on any information provided in this advertisement. The company does not warrant the accuracy of the information provided in this advertisement. The company does not warrant the accuracy of the information provided in this advertisement. The company does not warrant the accuracy of the information provided in this advertisement.



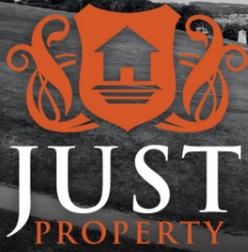
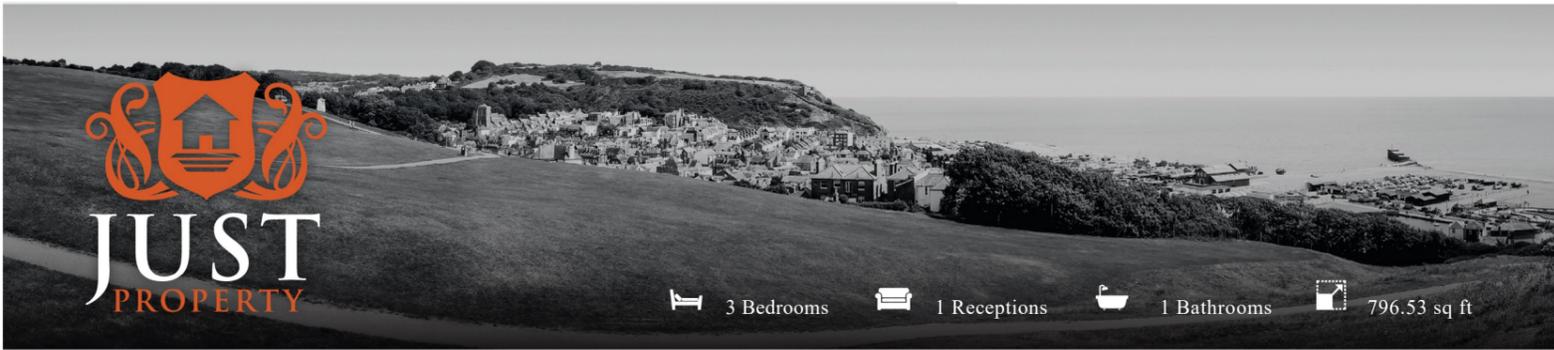
GROUND FLOOR



# FLOORPLANS

30, Mount Road, Hastings, TN35 5LB

[www.justproperty.net](http://www.justproperty.net)



3 Bedrooms 1 Receptions 1 Bathrooms 796.53 sq ft

30, Mount Road, Hastings, TN35 5LB

Freehold

# £375,000





Freehold

£375,000

3 Bedrooms 1 Receptions 1 Bathrooms 796.53 sq ft

## PROPERTY DETAILS

Just Property estate agents are pleased to offer this fantastic opportunity to acquire a spacious detached three-bedroom bungalow, boasting a modern kitchen and bathroom, situated in the highly desirable Clive Vale area. The property is conveniently positioned within close proximity to Hastings' charming Old Town and the amenities of Ore Village.

Internally, the property provides generous living space, including an inviting entrance hall, a bright double-aspect living room, and a modern, open-plan kitchen with integrated appliances that flows seamlessly into a conservatory/dining room featuring underfloor heating and a pleasant outlook over the garden. There are three well-proportioned bedrooms and a stylish, recently updated family bathroom. The bungalow also benefits from off-road parking for up to two cars, with additional highlights including gas-fired central heating and double glazing throughout. This property must be viewed to truly appreciate the space and excellent location on offer.

The property is within easy reach of local bus routes, providing direct access to Hastings town centre, where you'll find a wide range of shopping, sporting, and recreational facilities, as well as the mainline railway station and the scenic seafront promenade.

Call Just property estate agents today to arrange your viewing and avoid missing out on this superb home.



## ROOM DIMENSIONS

Front Door

Hallway

Kitchen  
10'2" x 9'2" (3.11 x 2.80)

Conservatory  
9'5" x 7'8" (2.89 x 2.36)

Living Room  
15'10" x 12'3" (4.85 x 3.74)

Bedroom  
12'9" x 10'10" (3.91 x 3.32)

Bedroom  
10'8" x 7'6" (3.27 x 2.30)

Bedroom  
9'0" x 6'10" (2.75 x 2.1)

Bathroom

Front & Rear Garden

Off Road Parking

## FEATURES

- Detached Bungalow
- Three Bedrooms
- Dual Aspect Lounge
- Off Road Parking
- Enclosed Rear Garden
- Open-Plan Modern Kitchen
- Conservatory
- Underfloor Heating
- Close to Amenities
- Council Tax Band C

