



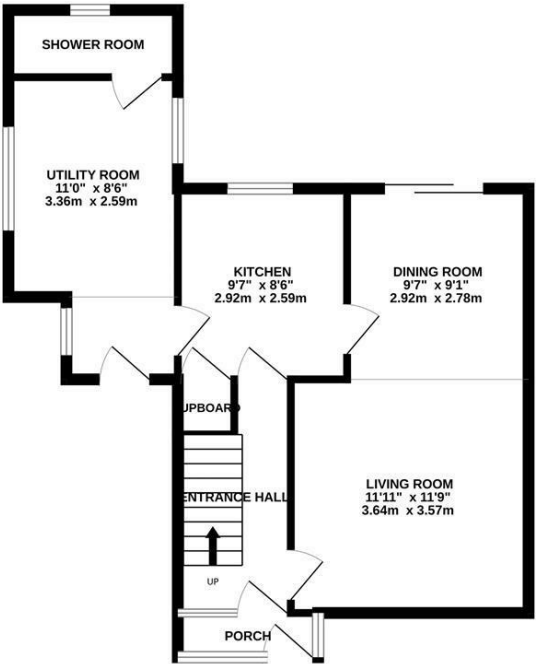
## Richland Close, Hastings TN35 5ES

Offers in excess of £325,000

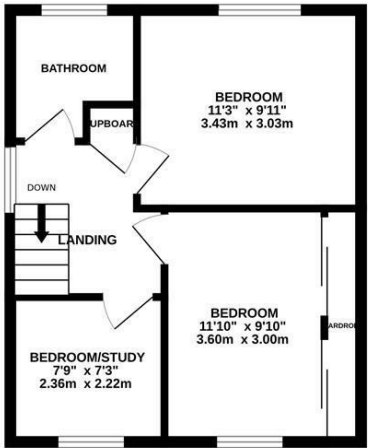


A beautifully presented three bedroom SEMI-DETACHED HOUSE with off road parking and FAR REACHING SEA VIEWS situated within a quiet CUL-DE-SAC in a favoured CLIVE VALE LOCATION. It's enviably positioned just a short stroll from the shopping facilities at Ore Village, Hastings Country Park, Hastings historic Old Town and the seafront. The accommodation here is arranged as a bright, DUAL ASPECT LIVING SPACE which is open to the DINING ROOM creating the ideal sociable space with sliding doors leading out to the garden. The FITTED KITCHEN is separate offering ample worktop space and there is a large UTILITY ROOM which provides additional storage and leads through to the downstairs SHOWER ROOM with w/c. The first floor houses three bedrooms, two of which are generous double rooms and the main bedroom benefits from BUILT-IN WARDROBES, together with a STYLISH FAMILY BATHROOM. The ENCLOSED REAR GARDEN provides an area of decking off of the dining room making this the perfect spot to DINE AL-FRESCO followed by a LARGE EXPANSE OF LAWN with a handy storage shed. There is an allocated off road parking space at the rear of the property accessed via Brightling Avenue. Being sold with NO ONWARD CHAIN this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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