



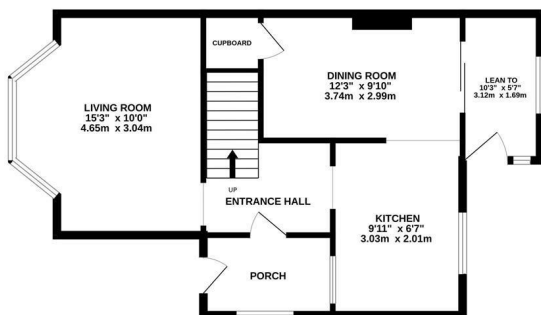
## Valleyside Road, Hastings TN35 5AD

Offers in excess of £290,000

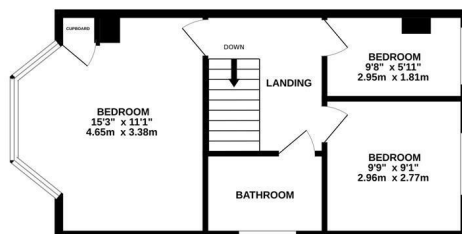


A spacious THREE BEDROOM semi detached house situated in a QUIET CUL-DE-SAC location within easy reach of Ore railway station, nearby shops and Ore Village. Accessed via an enclosed porch the accommodation spans two storeys with the ground floor arranged as a BAY FRONTED LIVING ROOM and OPEN PLAN KITCHEN DINER. The spacious kitchen enjoys fitted units offering ample storage, and is open to the dining room which benefits from BUILT-IN STORAGE and access to the rear garden through the lean to. The THREE BEDROOMS are located on the first floor, with the primary measuring an impressive 15'3 x 11'1 and relishing FAR REACHING VIEWS across Hastings Town and Speckled Woods, together with the FAMILY BATHROOM where there is a bath with a shower over. The rear garden enjoys an EXPANSE OF LAWN followed by a patio creating the perfect space to catch the afternoon sun. Located close to amenities this property would make the PERFECT FAMILY HOME and should not be missed.

**GROUND FLOOR**  
607 sq.ft. (56.3 sq.m.) approx.



**1ST FLOOR**  
451 sq.ft. (41.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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