



Victoria Avenue  
Hastings, TN35 5BT

Offers in excess of £270,000 Freehold

Wyatt  
Hughes  
Residential Sales



## Victoria Avenue, Hastings, TN35 5BT

Welcome to this three bedroom family home in a ideal location for local schools, bus routes and shops.

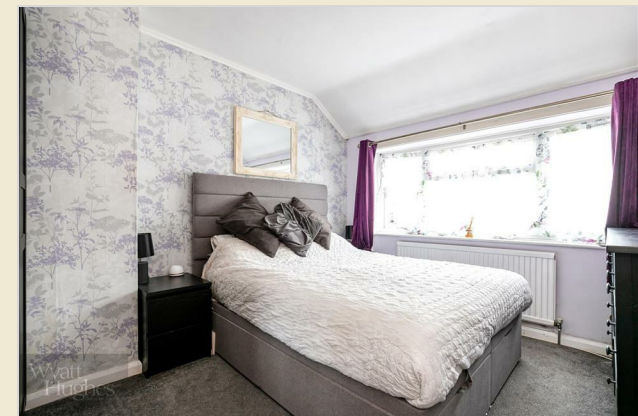
Are you a first time buyers looking to get your foot on the property ladder? Perhaps you are considering a downsize? Maybe you are after a new buy-to-let investment? Whichever it maybe, this terraced home in Victoria Avenue is sure to tick a lot of boxes for a host of people.

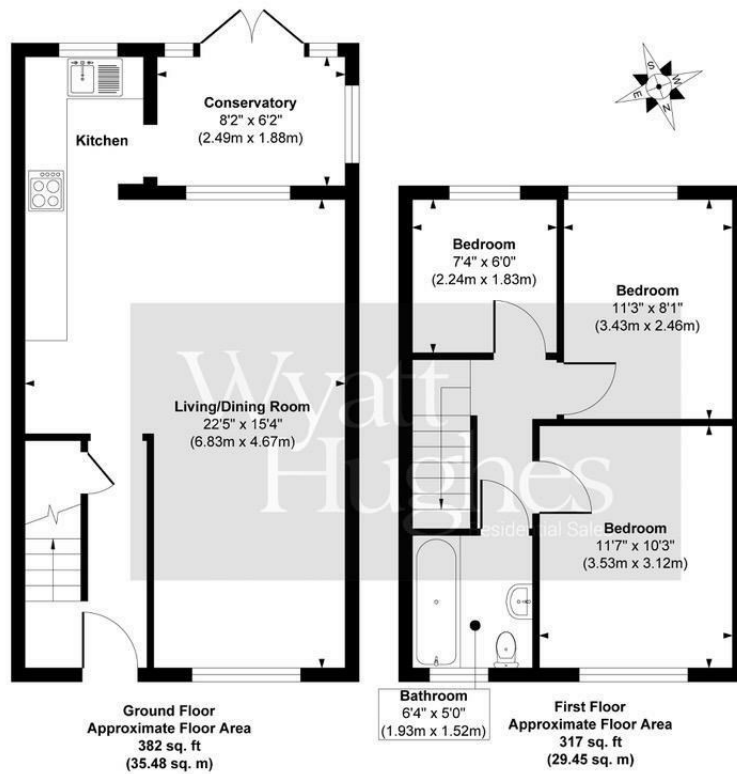
Internally the home has been very well kept by the current sellers, creating a open-planned cosy living/dining area, with log burner, modern kitchen with integrated appliances and utility space with double doors out onto the garden. Heading upstairs, you will find two double bedrooms, with plenty of storage and separate third single room, which is perfect as children's bedroom or office/guest space.

Outside the south-facing garden is currently decked and a total sun-trap. It offers sea views and is ideal for dining and entertaining throughout the year.

Ready to book your viewing? Contact your local agent Wyatt Hughes.

- Three Bedrooms
- Council Tax B
- Close To Local Schools
- Popular Ore Village Location
- Wood Burner
- Terraced House
- Well Presented Throughout
- EPC D
- Terraced Home
- Front And Back Garden





**Approx. Gross Internal Floor Area 699 sq. ft / 64.93 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>		85	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	57		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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