



Victoria Avenue, Hastings TN35 5BY

Offers in excess of £275,000



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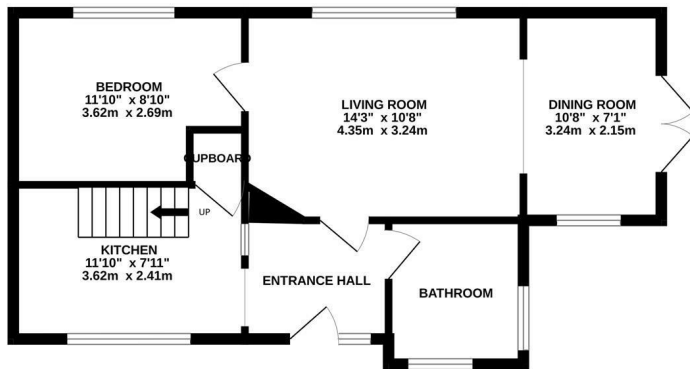
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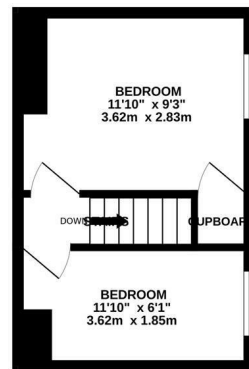
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A well presented THREE BEDROOM COTTAGE with a SOUTH FACING REAR GARDEN situated in a convenient Clive Vale location within walking distance to good transport links, popular schools and nearby shops at Ore Village making this perfect for family life. The accommodation here is arranged as a bright, DUAL ASPECT LIVING SPACE which is open to the DINING ROOM to create the ideal sociable space and enjoying double doors leading out to the rear garden while the MODERN FITTED KITCHEN is positioned at the front of the property offering ample storage and worktop space. There is one double bedroom on this floor together with a STYLISH FAMILY BATHROOM where there is a bath and shower over while the further two bedrooms can be found on the first floor. The south facing rear garden is a particular feature here, it offers a raised decked area off of the dining room creating the perfect spot to DINE AL-FRESCO followed by a level expanse of lawn leading to a handy storage shed. Set in a favourable location, this fantastic property would make the PERFECT FIRST TIME or family home and is not to be missed.

GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
204 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 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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