



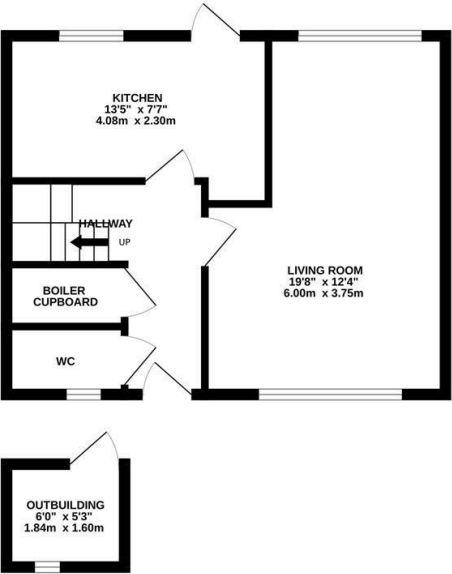
Orchard Close, Hastings TN34 2BZ

Offers in excess of £260,000

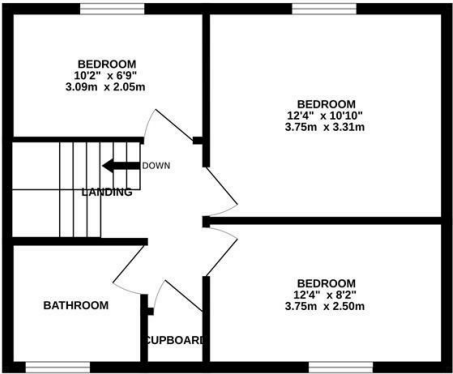


A spacious THREE BEDROOM SEMI-DETACHED FAMILY HOME positioned within a QUIET CUL-DE-SAC in a sought after BLACKLANDS LOCATION. It's enviably placed just a short walk from popular Primary Schools, Alexandra Park, Hastings Town Centre, Ore railway station, and a range of bus routes. Offering generous proportions, the ground floor benefits from a WELCOMING ENTRANCE HALL with built in storage and enjoys a LARGE LIVING AND DINING ROOM which measures 19'8 x 12'4, featuring a DUAL ASPECT. The separate fitted kitchen is positioned at the rear of the property providing ample storage and worktop space along with access to the rear garden. There is also a NEWLY FITTED W/C on this floor. On the first floor there are three bedrooms, two of which are generous double rooms together with a NEWLY REFURBISHED FAMILY BATHROOM where there is a bath with a shower and screen over. The REAR GARDEN is mainly paved providing a low maintenance space perfect for dining al-fresco, followed by an expanse of lawn wrapping around the side of the property and providing rear access, while to the front of the house there is an area of garden with mature shrubs and an OUTBUILDING offering additional storage. Benefitting from a recently fitted boiler and new windows throughout, with room for further modernisation. Set in a CONVENIENT LOCATION, this fantastic property would make the PERFECT FAMILY HOME and is not one to be missed.

GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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