











## Oliver 8 Bailey

01424 834000 | 01424 533 555

Info@oliverbaileylettings.co.uk www.oliverbaileylettings.co.uk

## **Entrance Hallway**

**Kitchen / Dining Room** 6'1" x 19'6" (1.86 x 5.96)

**Living Room** 11'0" x 10'1" (3.37 x 3.08)

Study / Fourth Bedroom 11'11" x 6'0" (3.64 x 1.85)

Landing

**Bedroom One** 17'3" x 9'3" (5.26 x 2.84)

**Bedroom Two** 11'6" x 8'11" (3.51 x 2.73)

**Bedroom Three** 11'6" x 8'11" (3.51 x 2.73)

**Bathroom** 9'10" x 6'1" (3.01 x 1.87)

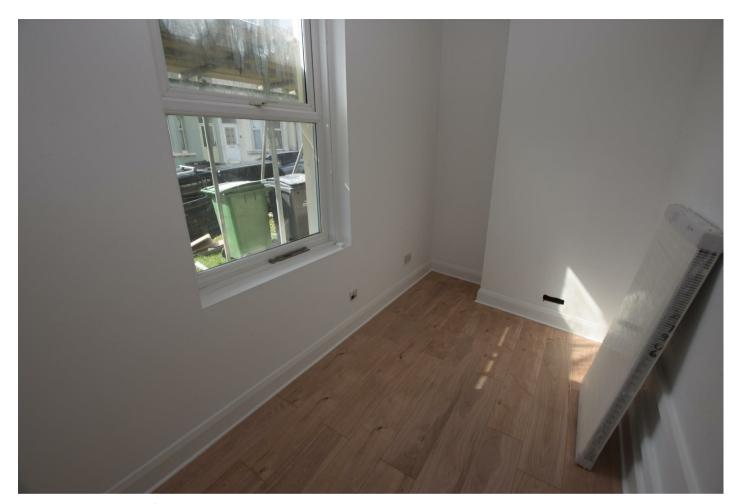
Garden

**Furnished Options: Unfurnished** 

Council Tax Band: B

Available Date: 10th August 2024

## Oliver 8 Bailey



WELL PRESENTED THREE/FOUR BEDROOM FAMILY HOME... Call Acacia or Holly at Oliver & Bailey to view this bright, recently refurbished house. Situated in a popular residential road within Clive Vale, Hastings the property is ideally located within immediate walking distance of local amenities, local shops & schools in Ore Village, bus services connecting to the historic towns of Hastings & Rye and access into Hastings Country Park.

The property offers unique and quirky style throughout. Comprising a living room with feature fireplace, a modern fitted kitchen / breakfast room with integrated oven/hob and direct access onto the garden and an optional fourth bedroom/study room. On the first floor there are three bedrooms and a modern fitted bathroom with bath and separate shower cubical. Further benefits to the property are gas central heating and double glazing.

**FLOORPLAN AREA MAP** ORE Ecclesbourne Glen Map data @2024 **Energy Efficiency Rating** 83 61 Not energy efficient - higher running costs **England & Wales** England & Wales

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.