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Bradshaw Close, Hasting, TN35 4FN
£2,600 Per Calendar Month



Oliver & Bailey

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Entrance hallway

Downstairs W/C

Living room with open plan kitchen
12'1" x 32'1" (3.69m x 9.78m)

Reception room
8'11" x 10'10" (2.73m x 3.31m)

Utility room
11'1" x 11'3" (3.40m x 3.43m)

Bedroom one
11'1" x 11'3" (3.39m x 3.44m)

En-suite
9'4" x 4'11" (2.86m x 1.52m)

Bedroom two
12'7" x 12'7" (3.84m x 3.86m)

Bedroom three
8'11" x 10'10" (2.73m x 3.32m)

Bathroom
11'11" x 8'7" (3.65m x 2.63m)

Bedroom four
16'0" x 14'11" (4.90m x 4.57m)

En-suite
8'9" x 12'10" (2.69m x 3.92m)

Garage
18'3" x 10'2" (5.57m x 3.12m)

Furnished Options: Unfurnished

Council Tax Band: F

Available Date: 3rd June 2025

Oliver & Bailey



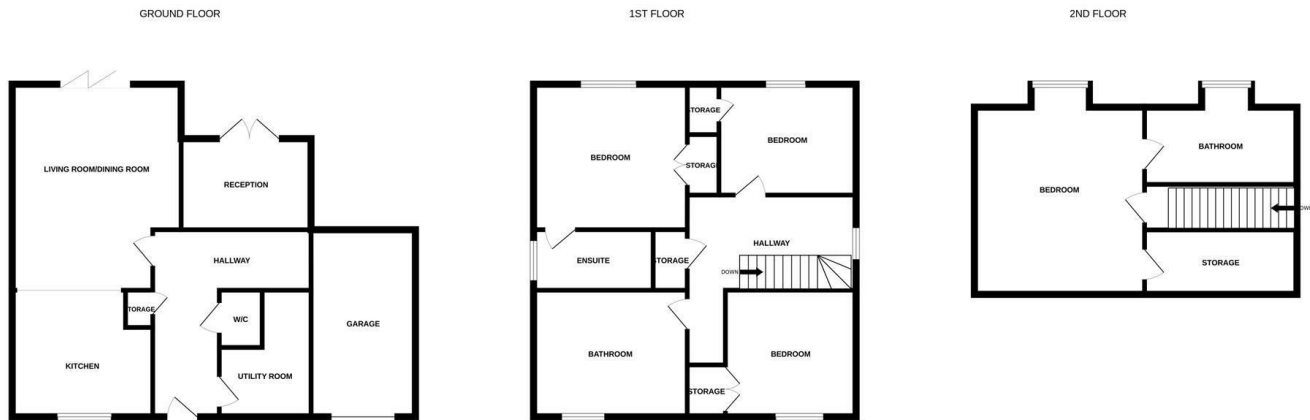
AN EXCLUSIVE DEVELOPMENT OF DETACHED HOUSES... Call Georgia or Robyn at Oliver & bailey to view this exquisite detached house, thoughtfully arranged across three spacious floors, offering contemporary living in a prime location. This property is situated in Guestling close to local amenities include well-regarded schools, charming pubs, and village shops, while nearby train stations offer regular services to London and the South East, making Guestling a fantastic choice for commuters looking for a peaceful home life with city access.

This beautifully presented property features on the ground floor a bright & modern open plan kitchen, fully fitted with integrated appliances including a dishwasher, double oven, fridge freezer, and an induction hob with an extractor fan, a large living room space with patio doors leading to the private garden, a practical utility room with washing machine and dryer, a second reception room and a W/C.

The first floor offers three generously sized bedrooms, including one with an en-suite bathroom and a stylish family bathroom. The third floor compromises a large bedroom to include an en-suite and large storage cupboard.

Further benefits are gas central heating, double glazed, driveway parking and a garage.

FLOORPLAN



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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AREA MAP



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 86 Potential: 92

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 86 Potential: 92

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