

England & Wales	
EU Directive 2002/91/EC	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

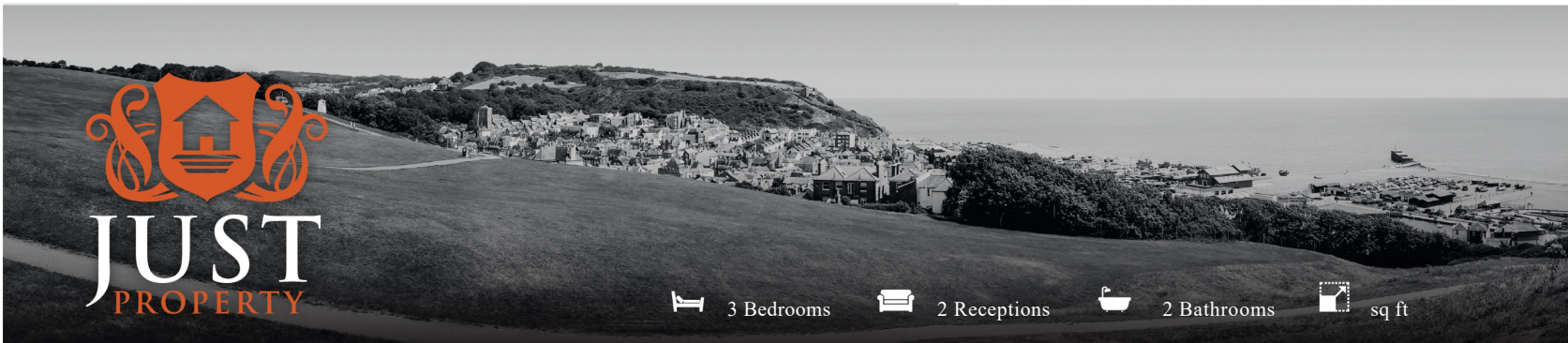
While every attempt has been made to ensure the accuracy of the floorplans, measurements of doors, windows, corners and other areas are approximate and responsibility is taken by the user. All measurements are taken to the internal face of the wall unless otherwise stated. All measurements are to the finished floor level unless otherwise stated. The company does not accept any liability for errors or omissions in the floorplans. The company does not accept any liability for errors or omissions in the floorplans. The company does not accept any liability for errors or omissions in the floorplans.



FLOORPLANS

80 Linley Drive, Hastings, TN34 2DB

www.justproperty.net



3 Bedrooms 2 Receptions 2 Bathrooms sq ft

Freehold

£260,000

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PROPERTY DETAILS

OFFERS IN EXCESS OF £260,000

A very well presented three bedroom mid terrace property, situated in a very popular residential development within walking distance to local schools, shops, Alexandra Park, Hastings town centre, and excellent transport links.

The property accommodation provides a useful entrance hallway, leading through to a well proportioned family lounge, and a fitted kitchen with useful ground floor utility room/WC. The property has been extended to include an inner hallway leading through to a dining room with sliding doors accessing the rear garden. To the first floor, there is a well presented family bathroom, two double bedrooms, and a smaller third bedroom.

Externally, the property has a front garden as well as an enclosed rear garden, useful brick built storage shed and patio area ideal for barbecuing.

Further benefits of this property include UPVC double glazing, gas fired central heating and the property overlooks to the front an open green space, with established trees.

Viewing is highly recommended to appreciate the position of this well proportioned family home.



ROOM DIMENSIONS

Front Door	Bedroom
Hallway	12'9" x 10'3" (3.89 x 3.13)
Lounge	Bathroom
12'9" x 12'8" (3.91 x 3.87)	7'10" x 5'5" (2.39 x 1.66)
Kitchen	Rear Garden
12'5" x 9'11" (3.81 x 3.04)	Brick Built Storage Shed
W.C/Utility	Patio Area
9'10" x 2'9" (3.01 x 0.86)	Front Garden
Inner Hallway	
Dining Room	
14'0" x 9'2" (4.29 x 2.80)	
Stairs to Landing	
Bedroom	
11'1" x 10'0" (3.39 x 3.05)	
Bedroom	
9'10" x 7'2" max (3 x 2.20 max)	

FEATURES

- Terraced House
- Kitchen with Separate Dining Room
- Well Presented Through Out
- Close to Local Amenities
- 3 Bedrooms
- Utility Room
- Front and Rear Garden
- Double glazing & Gas Central Heating
- Viewing Highly recommended

