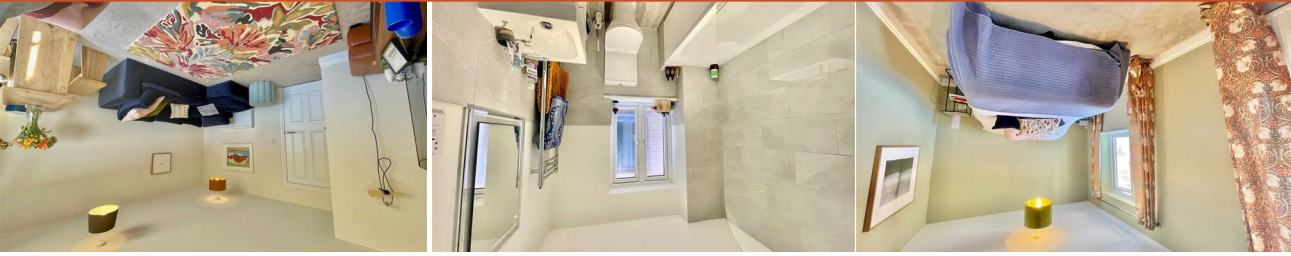
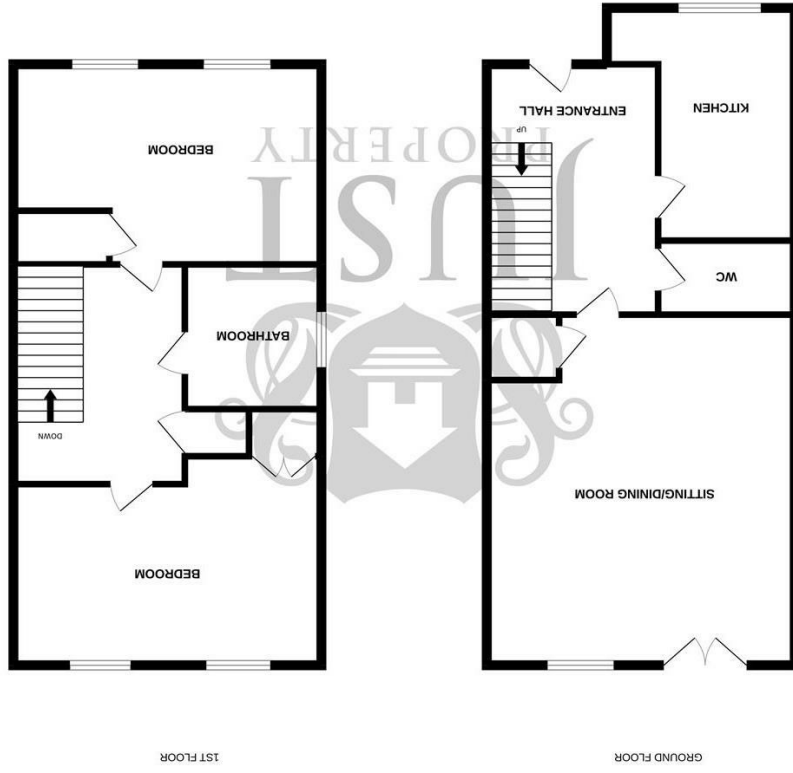


These plans have been made to ensure the accuracy of the layout and dimensions of the property. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters of information that are important to you.

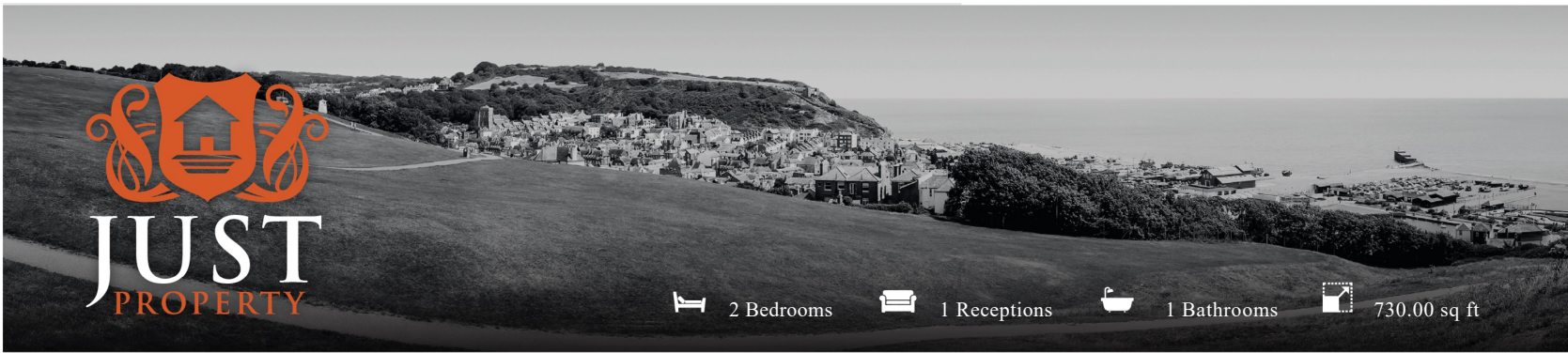
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	82
Potential	95



# FLOORPLANS

13 Faraday Drive, Hastings, TN34 3FU

[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms | 1 Receptions | 1 Bathrooms | 730.00 sq ft

Freehold

# £275,000

13 Faraday Drive, Hastings, TN34 3FU





Freehold

£275,000

2 Bedrooms 1 Receptions 1 Bathrooms 730.00 sq ft

## PROPERTY DETAILS

Just Property are delighted to bring to the market, a stunning two double bedroom semi detached property, situated in Baird Place, part of the Valley View development. The property was built approximately 18 months ago, and still retains the remainder of the 10 year new build warranty.

The property is conveniently located close to Ore railway station, Alexandra Park, as well as local schools, Hastings town centre, as well as the historic Old Town of Hastings. There are bus routes, and a local amenities nearby.

The immaculately presented interiors provide a spacious entrance hallway with useful ground floor. WC, a contemporary fitted kitchen with integral appliances, and a spacious lounge/dining room with French doors leading out to the rear garden, there is also a useful storage cupboard too. To the first floor, off of the galleried landing, there are two spacious double bedrooms, both with fitted storage areas, as well as a stylish family bathroom and storage cupboard.

Externally, the property has an attractive small front garden, allocated parking, and a southerly, facing rear garden, which has two patio areas, and a lawn section with raised beds and is very attractive. Further benefits include UPVC double glazing, views from the rear bedroom and gas fired central heating.

To fully appreciate this wonderful property, please call the vendors sole agent, Just Property to arrange a viewing.



## ROOM DIMENSIONS

Front Door	Bedroom
Hallway	13'9" x 8'6" (4.20 x 2.60)
Fitted Kitchen	Fitted Wardrobe
10'5" x 8'2" (3.2 x 2.5)	Rear Garden
WC	Allocated Parking Space
Lounge / Dining Room	
13'9" x 13'5" (4.20 x 4.10)	
Storage Cupboard	
Stairs to Landing	
Bedroom	
13'5" x 8'6" (4.10 x 2.60)	
Fitted Wardrobe	
Family Bathroom	
Storage Cupboard	

## FEATURES

- Remainder 10 Year Warranty
- Two Spacious Bedrooms
- Fitted Wardrobes
- Integral Appliances
- Beautifully Presented
- Allocated Parking
- Superb Rear Garden and Patio
- Close to Railway Station
- Semi Detached House
- Stylish Kitchen

