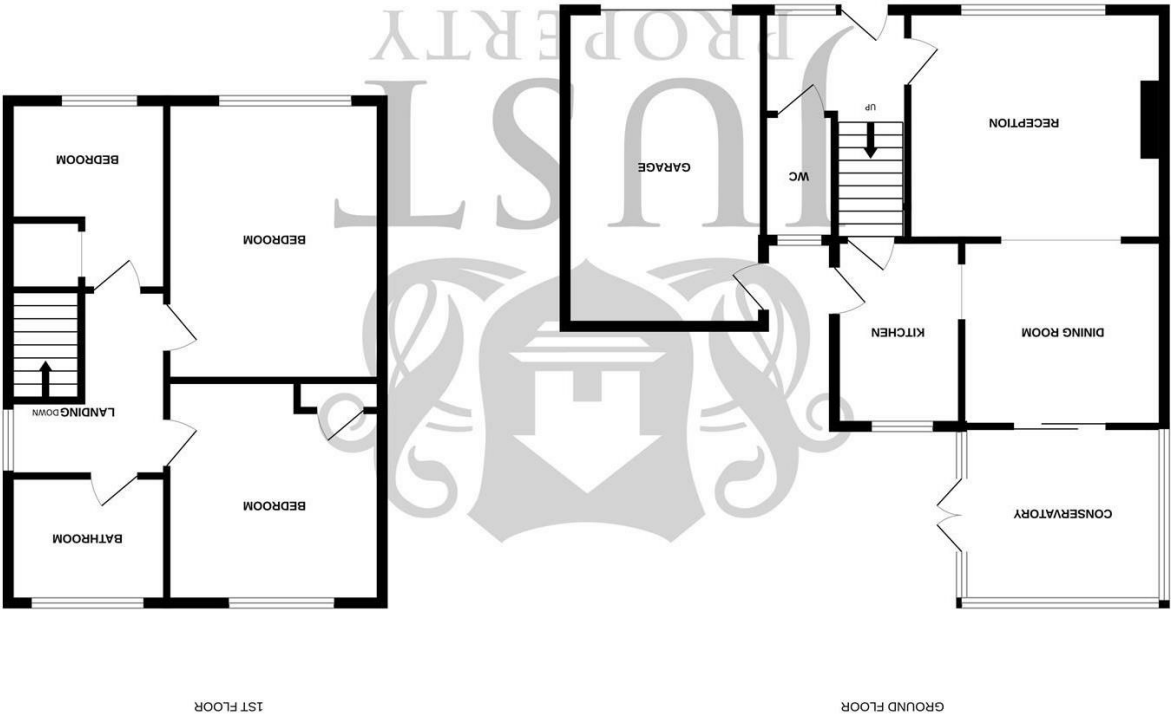




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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Energy Efficiency Rating			
<p>A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)</p>	Very energy efficient - lower running costs	Not energy efficient - higher running costs	
	England & Wales		
	EU Directive 2002/91/EC		
	Potential	Current	63
	84		

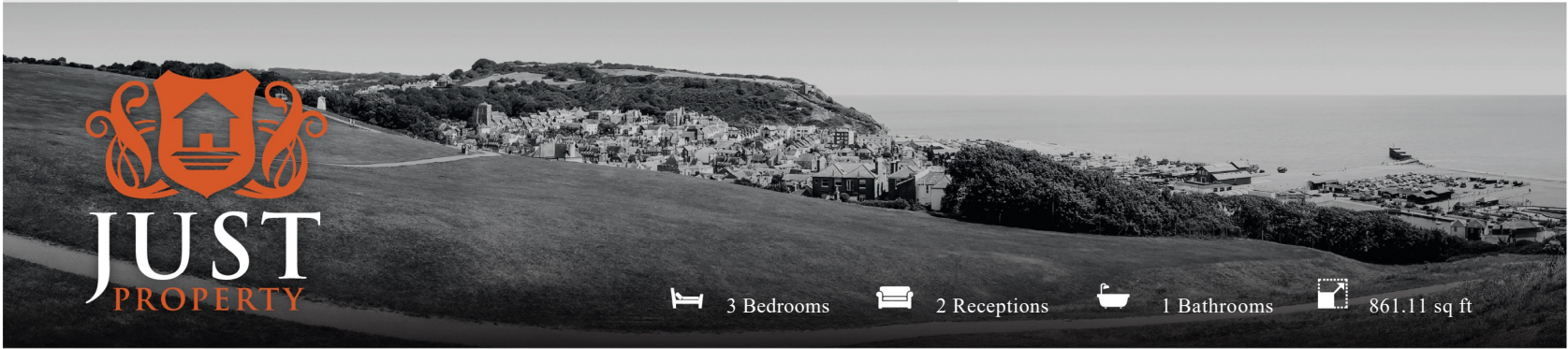


## FLOORPLANS

11 Baird Drive, Hastings, TN34 2JL



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



11 Baird Drive, Hastings, TN34 2JL

Freehold

£340,000









Freehold

£340,000



 3 Bedrooms

 2 Receptions

 1 Bathrooms

 861.11 sq ft

## PROPERTY DETAILS

This exceptional three-bedroom link-detached property, located on the highly sought-after Baird Drive in Hastings, offers an ideal family home that seamlessly combines comfort, space, and practicality. Situated in close proximity to popular local amenities, including the picturesque Alexandria Park and well-regarded local schools, this property presents a perfect blend of convenience and tranquillity.

Upon entering, you are greeted by a generous entrance hall, which provides access to the downstairs WC, as well as the spacious reception room and separate dining room. These rooms offer a wealth of space, with large windows that allow natural light to flood the interiors, creating a bright and airy atmosphere throughout. The dining room leads to the kitchen, which boasts a delightful outlook onto the south-facing rear garden, with direct access to the patio – an ideal spot for al fresco dining.

The conservatory, accessed through sliding doors from the dining room, provides an excellent space to enjoy the fresh air and relax, offering views over the garden and enhancing the overall sense of light and space.

Upstairs, the well-proportioned first-floor landing provides access to the family bathroom and three generously sized bedrooms, each offering comfortable living spaces with ample room for storage and personalisation.

Externally, the property is equally impressive. It offers off-road parking for multiple vehicles, a large garage for additional storage or parking, and beautifully maintained front and rear gardens. The south-facing rear garden is a true suntrap, perfect for enjoying sunny afternoons, while the front gardens further enhance the overall appeal of this wonderful home.

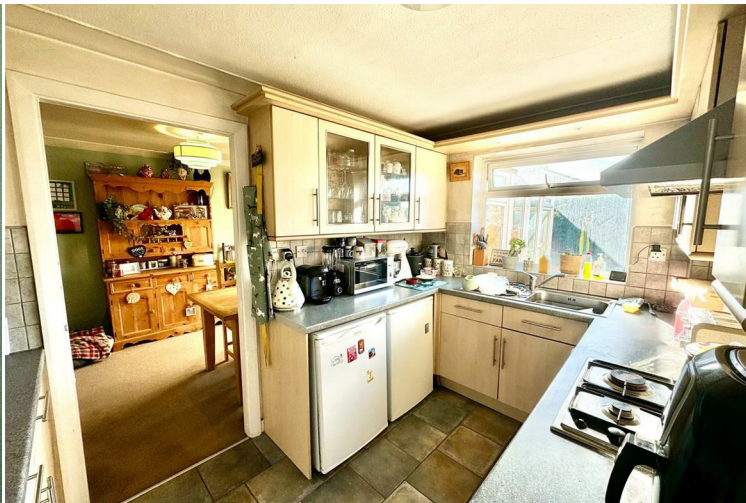
This property truly offers a harmonious balance of practical living and stylish comfort, making it a must-see for those seeking a family home in a desirable location. To arrange a viewing, please contact the vendor's sole agents, Just Property, on 01424 444 100.

## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	6'9" x 6'6" (2.07m x 1.99m)
Downstairs WC	Storage
6'3" x 2'11" (1.93m x 0.91m)	Bedroom
Reception Room	13'1" x 9'10" (4.01m x 3.01m)
13'6" x 12'8" (4.12m x 3.87m)	Bedroom
Dining Room	11'3" x 10'2" (3.44m x 3.11m)
8'11" x 11'0" (2.73m x 3.37m)	Storage
Kitchen	Bathroom
10'0" x 7'4" (3.05m x 2.26m)	6'1" x 6'2" (1.87m x 1.90m)
Storage	Garage
Conservatory	17'3" x 8'0" (5.26m x 2.46m)
10'7" x 9'9" (3.23m x 2.98m)	Off-Road Parking
Stairs to First Floor	Front Garden
First Floor Landing	South Facing Rear Garden

## FEATURES

- Large South Facing Rear Garden
- Large Conservatory
- Three Bedrooms
- Link-Detached
- Garage
- Off-Road Parking
- Plentiful Storage
- Seperate Reception Room & Dining Room
- UPVC Double Glazing
- Gas Central Heating



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.