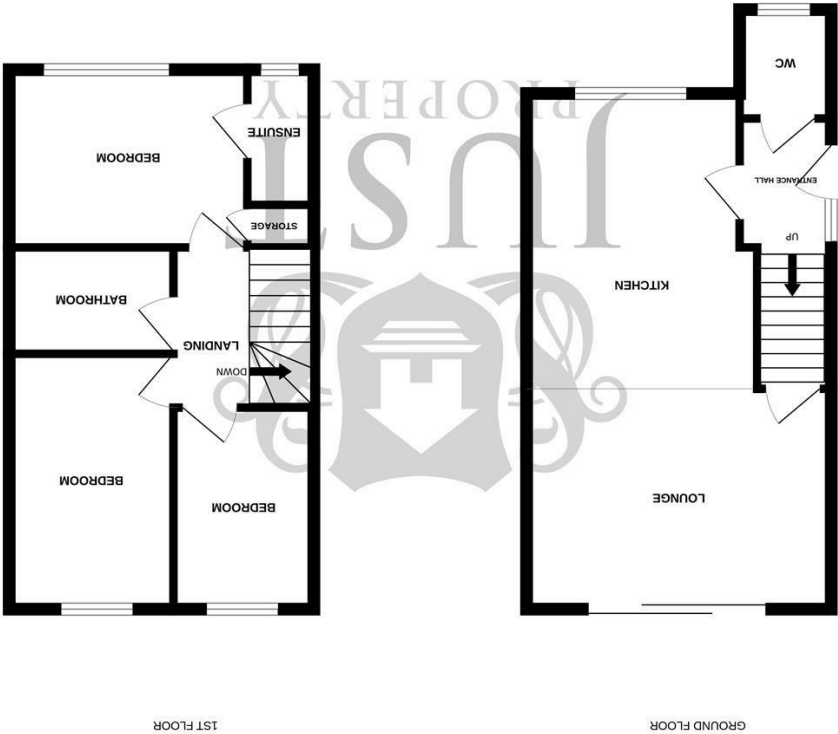




1 & 1A George Street, Hastings, TN34 3EA | Tel: 01424 444100 | Email: hastings@justproperty.net

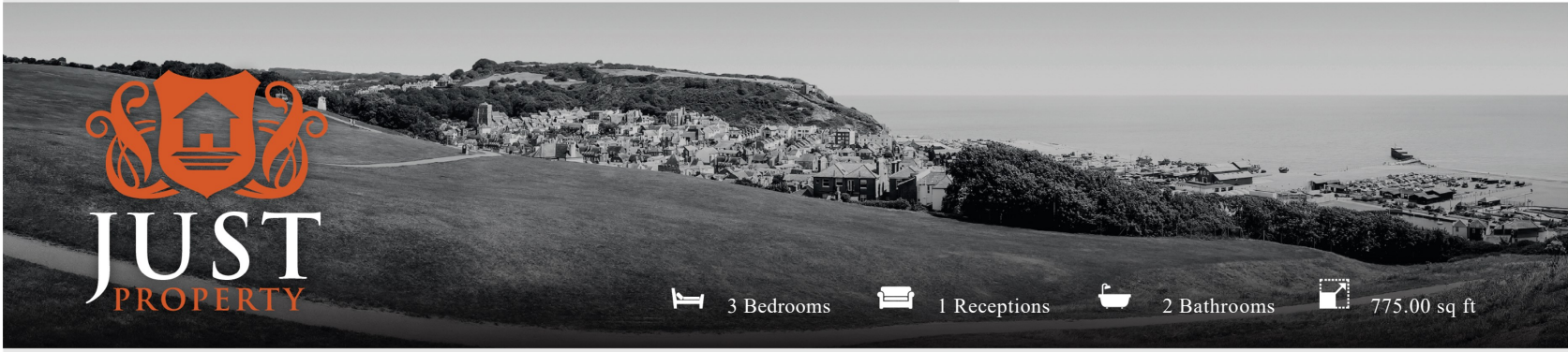
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Current	83	Potential
Energy Efficiency Rating		



FLOORPLANS

8 Little Acres Way, Hastings, TN35 5FJ

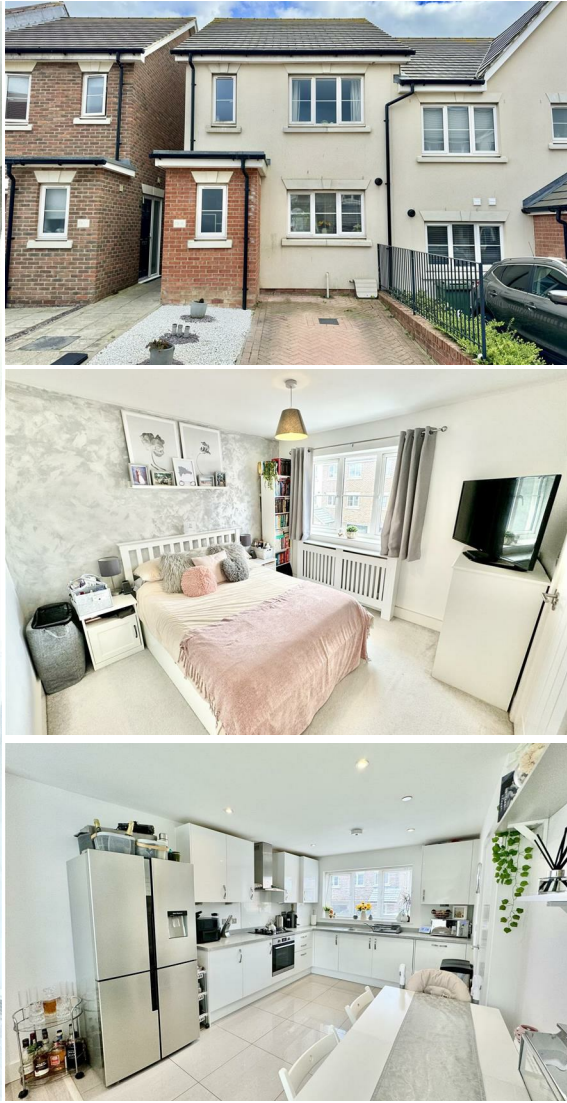
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8 Little Acres Way, Hastings, TN35 5FJ

Freehold

£310,000





Freehold

£310,000

3 Bedrooms 1 Receptions 2 Bathrooms 775.00 sq ft

PROPERTY DETAILS

Situated in the well-established and desirable Little Acres Way, this immaculately presented three-bedroom end-of-terrace home combines modern finishes with a practical layout, making it an excellent opportunity for those looking to secure a well-maintained property in a sought-after location. With sea views from the upper floor and off-road parking, it offers both comfort and convenience.

On the ground floor, the entrance hall leads to a downstairs WC and into a spacious, open-plan lounge and kitchen area. The kitchen is smartly fitted with integrated appliances and plenty of storage, while the lounge benefits from sliding doors that open directly onto the rear garden, allowing for plenty of natural light and an easy flow between indoor and outdoor spaces. There's also handy understairs storage for practicality.

The rear garden is low-maintenance and includes a paved patio area, ideal for outdoor dining or relaxing. Here you will also find an outbuilding fitted with electricity — well-suited for use as a home office, gym, or workshop.

Upstairs, the home features a generous landing and three good-sized bedrooms. The two rear bedrooms benefit from sea views, while the principal bedroom includes a modern en-suite shower room. A family bathroom serves the remaining bedrooms.

Additional features include an off-road parking space, double glazing throughout, and gas central heating.

To arrange access and experience all that this wonderful home has to offer, please contact the vendors' chosen sole agents, Just Property.

ROOM DIMENSIONS

Front Door

Entrance Hall

Downstairs WC

Open Plan Lounge/Kitchen
28'0" x 13'6" (8.54m x 4.12m)

Stairs To First Floor

Landing

Bedroom
8'11" x 6'2" (2.72m x 1.88m)

Bedroom
7'1" x 11'11" (2.16m x 3.64m)

Bathroom
7'1" x 5'2" (2.17m x 1.59m)

Bedroom
10'3" x 10'4" (3.14m x 3.15m)

Storage

En-suite Shower Room
8'3" x 2'11" (2.54m x 0.90m)

Off-Road Parking

Rear Garden

FEATURES

- 3 Bedroom Family Home
- Sought After Residential Location
- Off-Road Parking
- Sunny South Facing Rear Garden
- Outbuilding With Electric
- Sea Views From Rear Bedrooms
- Immaculately Presented Throughout
- Covered By NHBC Guarantee
- UPVC Double Glazing & Gas Central Heating
- Bathroom and En Suite Shower Room

