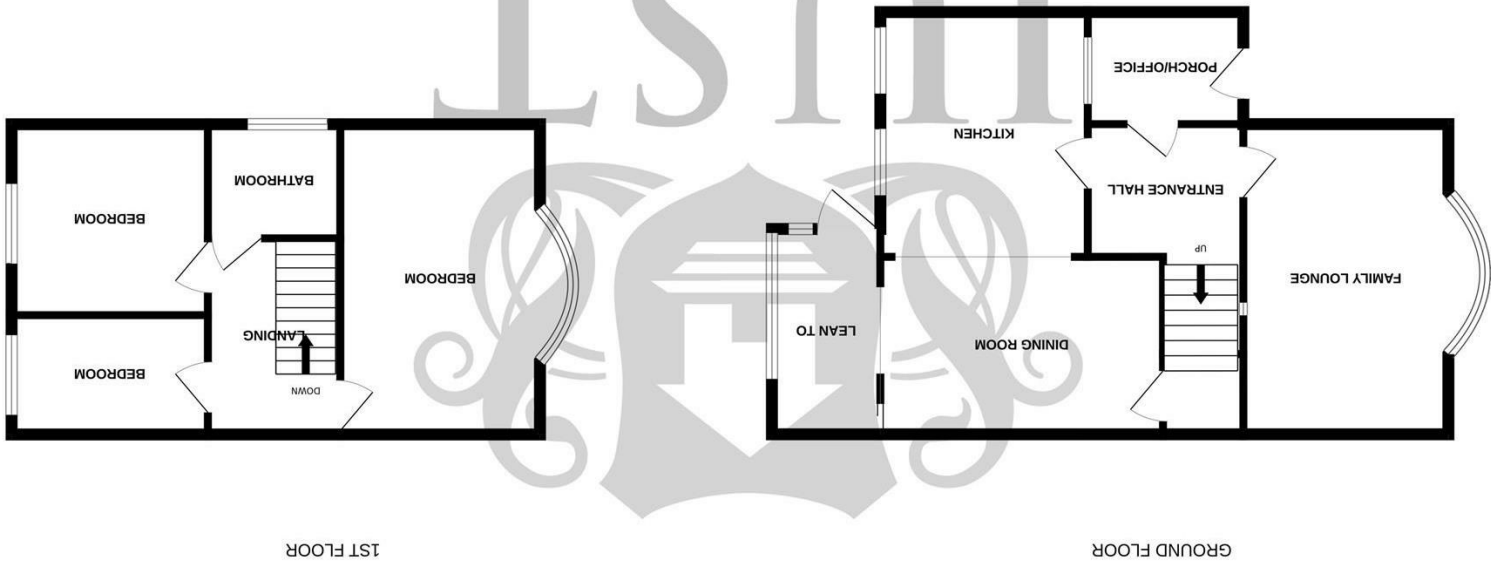




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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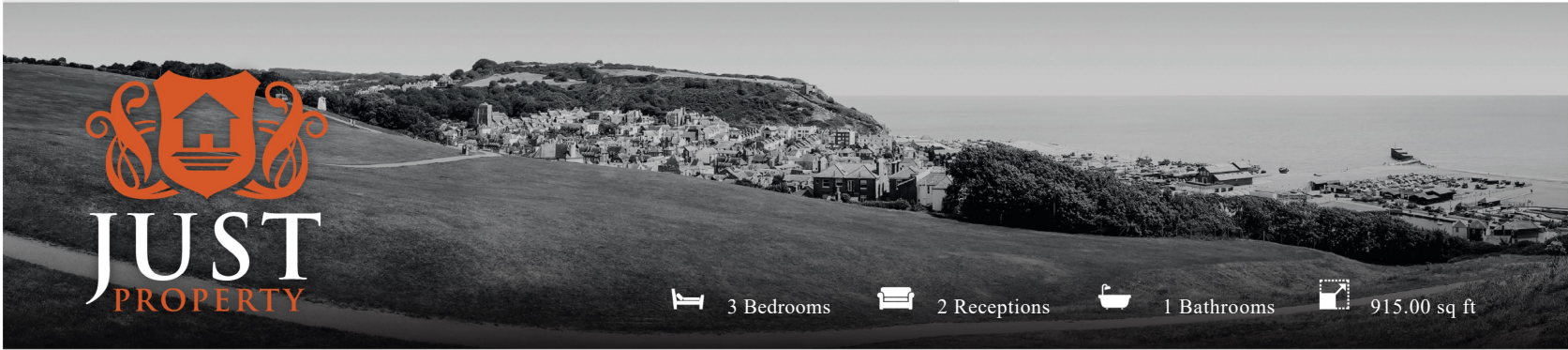
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	A
	(81-91)	B
	(69-80)	C
	(55-68)	D
	(39-54)	E
	(21-38)	F
	(1-20)	G
Not energy efficient - higher running costs		
Current		71
Potential		84



FLOORPLANS

26, Valleyside Road, Hastings, TN35 5AD

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 915.00 sq ft

26, Valleyside Road, Hastings, TN35 5AD

Freehold

£315,000





Freehold

£315,000

3 Bedrooms 2 Receptions 1 Bathrooms 915.00 sq ft

PROPERTY DETAILS

A well-proportioned three-bedroom semi-detached family home situated in a quiet residential road on the outskirts of Ore Village in Hastings.

The property is conveniently located close to local schools and amenities, as well as Hastings Old Town with its fantastic selection of independent shops, cafés, seafront, and promenade. Hastings town centre and mainline railway station are also nearby, with easy access to Bexhill, Battle, Rye, and Eastbourne.

The accommodation comprises a useful entrance porch, currently utilised as an office area, leading into the main hallway. There is a bright bay-fronted family lounge and a fitted kitchen opening into a spacious dining area with handy under-stairs storage. A rear lean-to provides additional storage space.

To the first floor, there are two well-proportioned double bedrooms, a smaller third bedroom, and a family bathroom. The front bedroom enjoys far-reaching views across the town towards the English Channel.

Externally, the property benefits from an attractive front garden and a good-sized enclosed rear garden, mainly laid to lawn with a large patio area—perfect for outdoor entertaining.

Further benefits include UPVC double glazing and gas-fired central heating.

Please call Just Property on 01424 444100 for more details or to arrange a viewing with the vendors' sole agents.



ROOM DIMENSIONS

Front Door	Bedroom
Entry Porch / Office Space	9'8" x 8'11" (2.95 x 2.72)
Hallway	Bedroom
Family Lounge	9'8" x 5'10" (2.95 x 1.80)
15'2" x 10'5" (4.64 x 3.19)	Bathroom
Kitchen	Front Garden
10'4" x 9'0" (3.17 x 2.76)	Rear Garden
Opening Into Dining Area	Patio Area
12'1" x 9'9" (3.70 x 2.98)	
Storage	
Rear Lean To	
Stairs Up To	
Landing	
Bedroom	
15'3" x 10'5" (4.65 x 3.19)	

FEATURES

- Three Bedroom Semi Detached Property
- Great Views
- Kitchen Opening Into Dining Room
- Good Sized Family Lounge
- Attractive Front Garden
- Enclosed Rear Garden
- Quiet Cul-de-sac
- Close To Schools and Shops
- Hastings Old Town and Seafront Nearby

