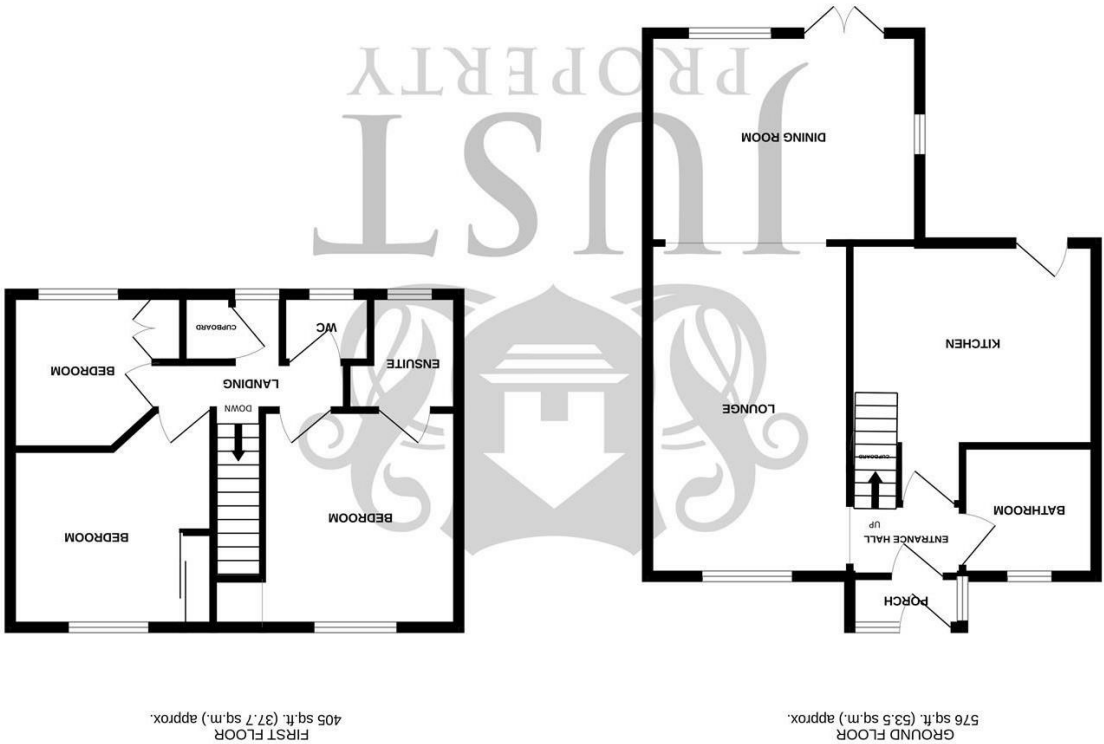
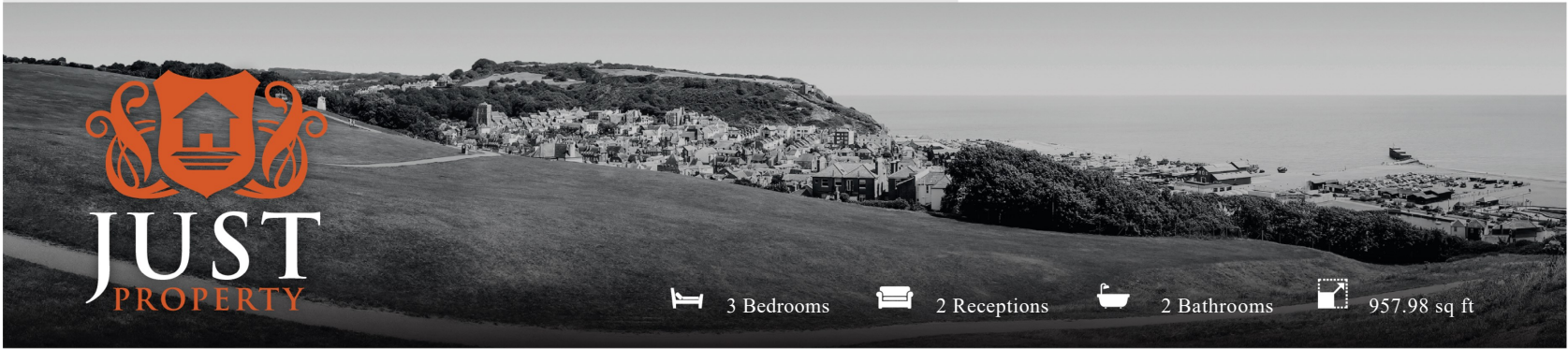




Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	71
		79
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		



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4 Brightling Avenue, Hastings, TN35 5EQ

Freehold

£280,000







Freehold

£280,000

3 Bedrooms 2 Receptions 2 Bathrooms 957.98 sq ft

## PROPERTY DETAILS

Just Property are delighted to present this deceptively spacious and beautifully updated three-bedroom semi-detached house, perfectly positioned in a highly sought-after residential area close to Ore Village. The home enjoys elevated rear views, a sunny aspect, and offers versatile living accommodation throughout.

The property has been tastefully modernised and is presented in excellent condition. The generous layout comprises an entrance porch, welcoming hallway, bright and airy living room, and a separate dining toom—providing ample space for both relaxation and entertaining. The contemporary kitchen/breakfast room is thoughtfully designed, offering plenty of worktop and storage space, ideal for family life or hosting guests.

A stylish ground floor bathroom/WC enhances the practicality of the layout, while the first floor features three well-proportioned bedrooms, including an ensuite shower room to the main bedroom, along with an additional WC. The home further benefits from gas central heating and UPVC double glazing.

To the rear, a generous garden enjoys a sunny aspect—perfect for outdoor dining or relaxation. A gate provides access to a private driveway offering off-road parking, while a brick-built studio with power and light presents a fantastic opportunity for a home office, gym, or creative workspace.

Ideally located within easy reach of local schools, excellent transport links, and the wide range of shops and amenities in Ore Village, this property perfectly combines peaceful residential living with everyday convenience.

Contact sole agents, Just Property, to arrange your viewing.



## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Porch	8'5" x 7'6" (2.58m x 2.31m)
Entrance Hall	Bedroom
Lounge	9'7" x 8'11" (2.93m x 2.74m)
17'7" x 10'7" (5.37m x 3.24m)	Separate WC
Family Room	Rear Garden & Patio
14'3" x 12'4" (4.35m x 3.76m)	Driveway
Kitchen/Breakfast Room	Brick Built Studio Room
13'7" x 12'10" (4.16m x 3.93m)	
Bathroom	
Stairs To First Floor	
Bedroom	
11'9" x 10'3" (3.59m x 3.13m)	
En-Suite Shower Room	

## FEATURES

- Three Bedroom End-of-Terrace Home
- Elevated Rear Views With A Bright And Sunny Aspect
- Stylish Ground Floor Bathroom/WC And First Floor WC
- Private Driveway Providing Off-Road Parking
- Popular Residential Location Close To Schools, Transport Links, And Ore Village Amenities
- Brick-Built Studio With Power And Light – Ideal Home Office Or Gym
- Modern Kitchen/Breakfast Room With Ample Storage And Worktop Space
- Well-Proportioned Throughout
- UPVC Double Glazing & Gas Central Heating
- Council Tax Band - B

