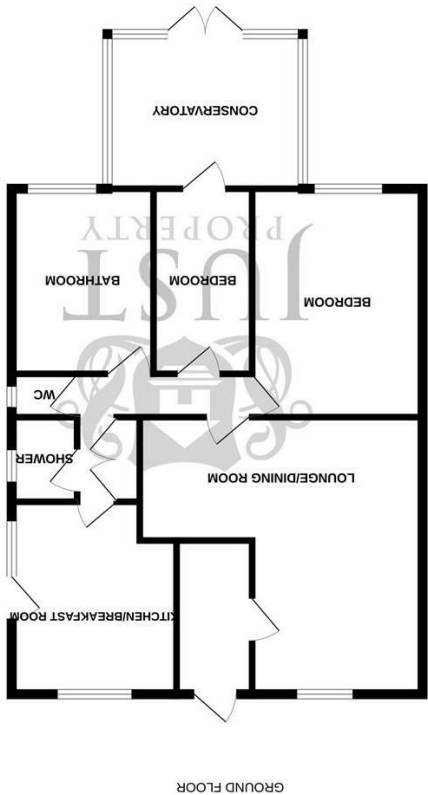




Measurements have been made to ensure the accuracy of the floorplan and room measurements. The floorplan is a guide only and is not intended to be used as a contract. The company does not warrant the accuracy of the floorplan and room measurements. The floorplan is a guide only and is not intended to be used as a contract. The company does not warrant the accuracy of the floorplan and room measurements. The floorplan is a guide only and is not intended to be used as a contract. The company does not warrant the accuracy of the floorplan and room measurements.

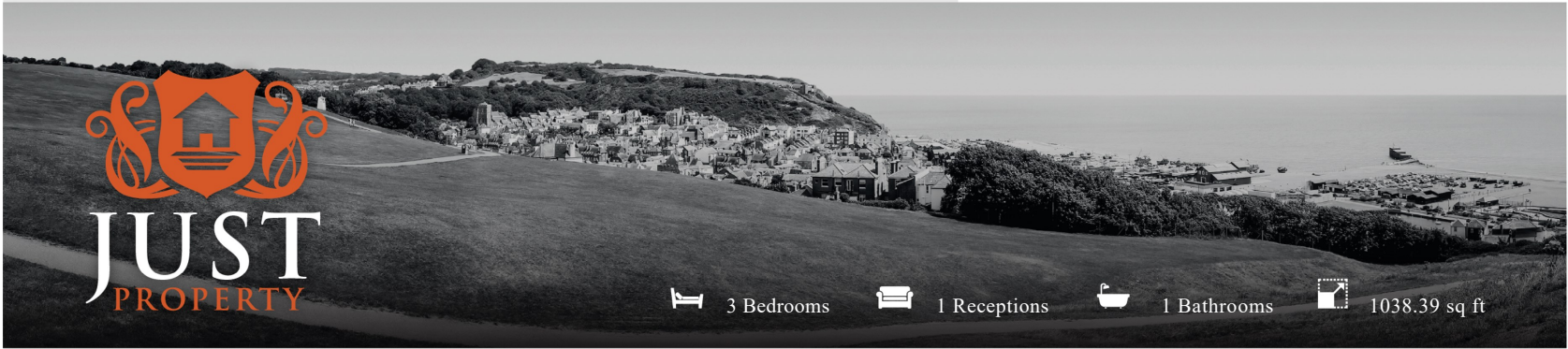
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
63		
72		



7 Whittingtons Way, Hastings, TN34 2AS

## FLOORPLANS

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



3 Bedrooms 1 Receptions 1 Bathrooms 1038.39 sq ft

7 Whittingtons Way, Hastings, TN34 2AS

Freehold

£300,000







Freehold

£300,000

3 Bedrooms 1 Receptions 1 Bathrooms 1038.39 sq ft

## PROPERTY DETAILS

### CHAIN FREE

A spacious and well-proportioned family home, pleasantly situated in a quiet corner of a residential cul-de-sac within the ever-popular St Helens Down area of Hastings. This peaceful setting makes it an ideal choice for families, while still being conveniently positioned close to a local convenience store, regular bus routes and The Ridge. Hastings town centre, seafront and historic Old Town are all easily accessible, and St Helens Woods can be found nearby, providing a wonderful outdoor space for family walks, exercise and exploration.

The accommodation offers a welcoming entrance hallway leading through to a generous family lounge and dining room, creating an excellent space for both everyday living and entertaining. A useful serving hatch connects the dining area to the kitchen, adding practicality and convenience. The property benefits from two spacious double bedrooms, a smaller third bedroom ideal for a child's room, home office or nursery, and a rear conservatory which provides a lovely additional living space overlooking the garden.

There is a modern shower room, a separate WC, and a recently updated kitchen/breakfast room which works perfectly as a sociable family hub.

Outside, the property continues to impress with an enclosed rear garden offering a safe and private space for children and pets to play, along with a front garden. A garage and off-road parking provide valuable storage and practical parking options. Additional benefits include UPVC double glazing throughout and a recently updated boiler.

This is a fantastic opportunity to acquire a chain-free family home in a highly regarded residential area. For further information or to arrange a viewing, please contact the vendor's chosen agent, Just Property.



## ROOM DIMENSIONS

Front Door	Bathroom
Entry Porch	Kitchen / Breakfast Room 11'5" x 9'8" (3.48 x 2.95)
Family Lounge / Dining Room 16'10" x 13'10" (5.14 x 4.23)	Front Garden
Hallway	Rear Garden
Storage Cupboard	Garage In Block
Bedroom 14'6" x 9'10" (4.43 x 3.02)	
Bedroom 11'1" x 10'10" (3.39 x 3.32)	
Bedroom 10'10" x 7'4" (3.32 x 2.25)	
Conservatory 11'7" x 9'2" (3.55 x 2.80)	
WC	

## FEATURES

- CHAIN FREE
- Three Bedrooms
- Front and Rear Gardens
- Recent Gas Boiler Fitted
- Very Popular St Helens Residential Area
- Off Road Parking and Garage in Block
- UPVC Windows
- Rear Conservatory
- Updated Fitted Kitchen
- Close To Buses and Shops



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.