

**RUSH
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**62 Faraday Drive, Hastings, East Sussex TN34 3FU
£269,950 Freehold**

A beautifully presented two-bedroom semi-detached house with off-road parking, located in the highly sought-after Valley View development. Situated just a short walk from Ore railway station and Alexandra Park, with excellent access to local bus routes, this home occupies a desirable corner plot on a quiet road. The ground floor features a bright and spacious living/dining room with ample space for a dining table and double doors opening onto the large rear garden. The modern fitted kitchen is separate, enjoys a front aspect, and is equipped with integrated appliances, while a convenient downstairs cloakroom completes this level. Upstairs, there are two double bedrooms, both with built-in wardrobes, and a stylish family bathroom with a bath, shower, and screen. The rear garden offers a versatile outdoor space, starting with a patio directly off the living room, followed by a generous lawn and a raised decked area, perfect for al fresco dining. To the front, there is parking for one vehicle. Finished to an exceptionally high standard, this fantastic property is ideal for first-time buyers or families and must be viewed to be fully appreciated

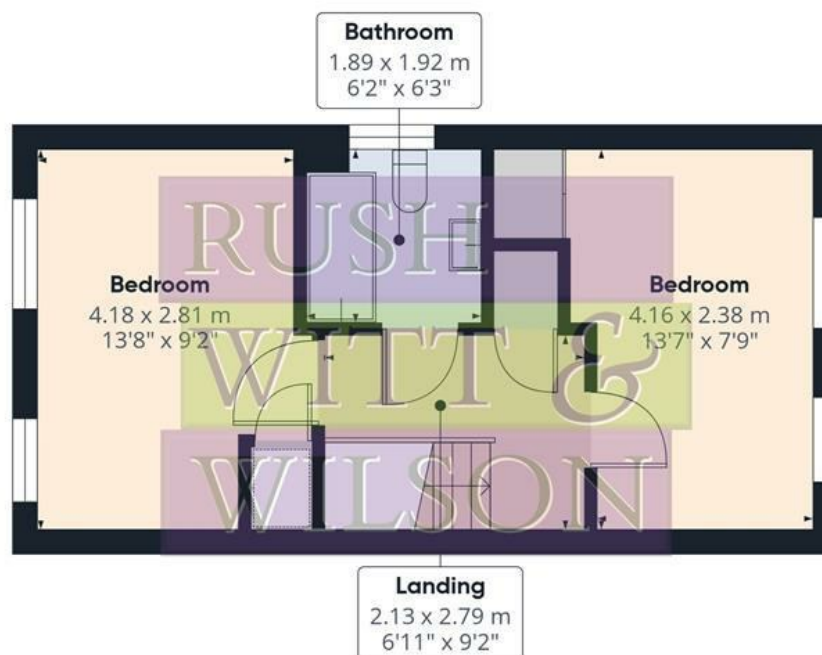








Floor 0



Floor 1

Approximate total area⁽¹⁾

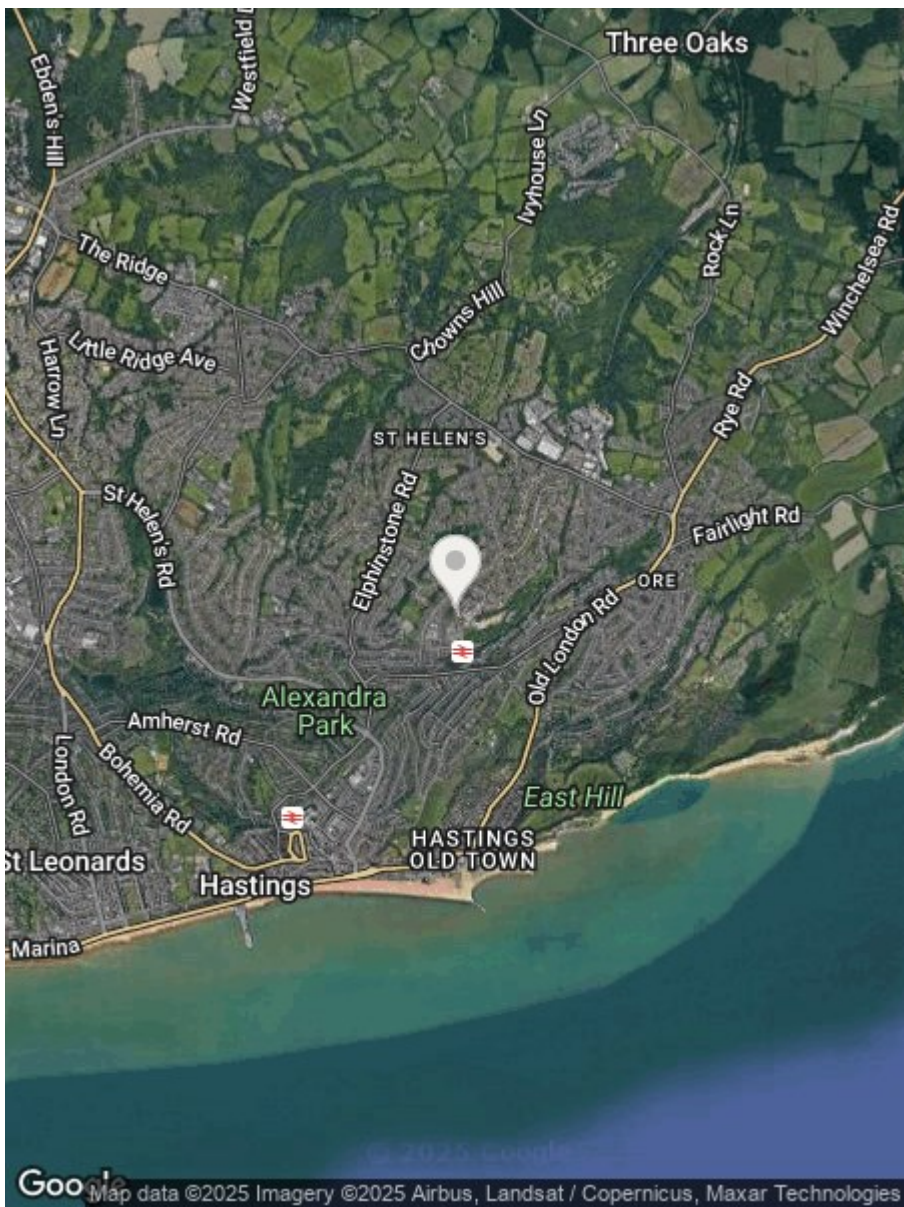
63.5 m²

683 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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4. VAT: The VAT position relating to the property may change without notice.

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