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**Friars Way, Hastings, TN34 2AZ
£400,000 Freehold**

*****GUIDE PRICE £400,000 - £425,000***** Nestled on the highly desirable Friars Way in Hastings, this charming detached three-bedroom bungalow presents a rare opportunity for discerning buyers. The property is ideally situated near the beautiful St Helens Woods, offering a tranquil setting with a delightful garden and pleasant views.

Having undergone extensive restoration, this bungalow boasts exceptionally well-presented and spacious accommodation. Upon entering, you are greeted by a generous entrance hall that leads to an open plan lounge-kitchen-dining room. This inviting space is located at the rear of the property and features bi-fold doors that open onto a composite decked patio, creating a seamless connection between indoor and outdoor living.

The bungalow comprises three good-sized bedrooms, perfect for families or guests, alongside a family bathroom that includes a separate shower enclosure. Additional features include gas-fired central heating and double glazing, ensuring comfort throughout the year. The property also benefits from a garage and a driveway, providing ample off-road parking.

The garden is a standout feature, thoughtfully arranged with a composite decked patio adjacent to the bungalow, leading down to a lovely square section of lawn. Raised planting beds, retained by railway sleepers, add a touch of charm and practicality to the outdoor space. Conveniently located within easy reach of local bus routes, this property presents an exceptional opportunity for those seeking a well-appointed home in a sought-after area. We invite you to contact the owners' agents to arrange a viewing and experience the appeal of this delightful bungalow for yourself.









Approximate total area⁽¹⁾

931 ft²

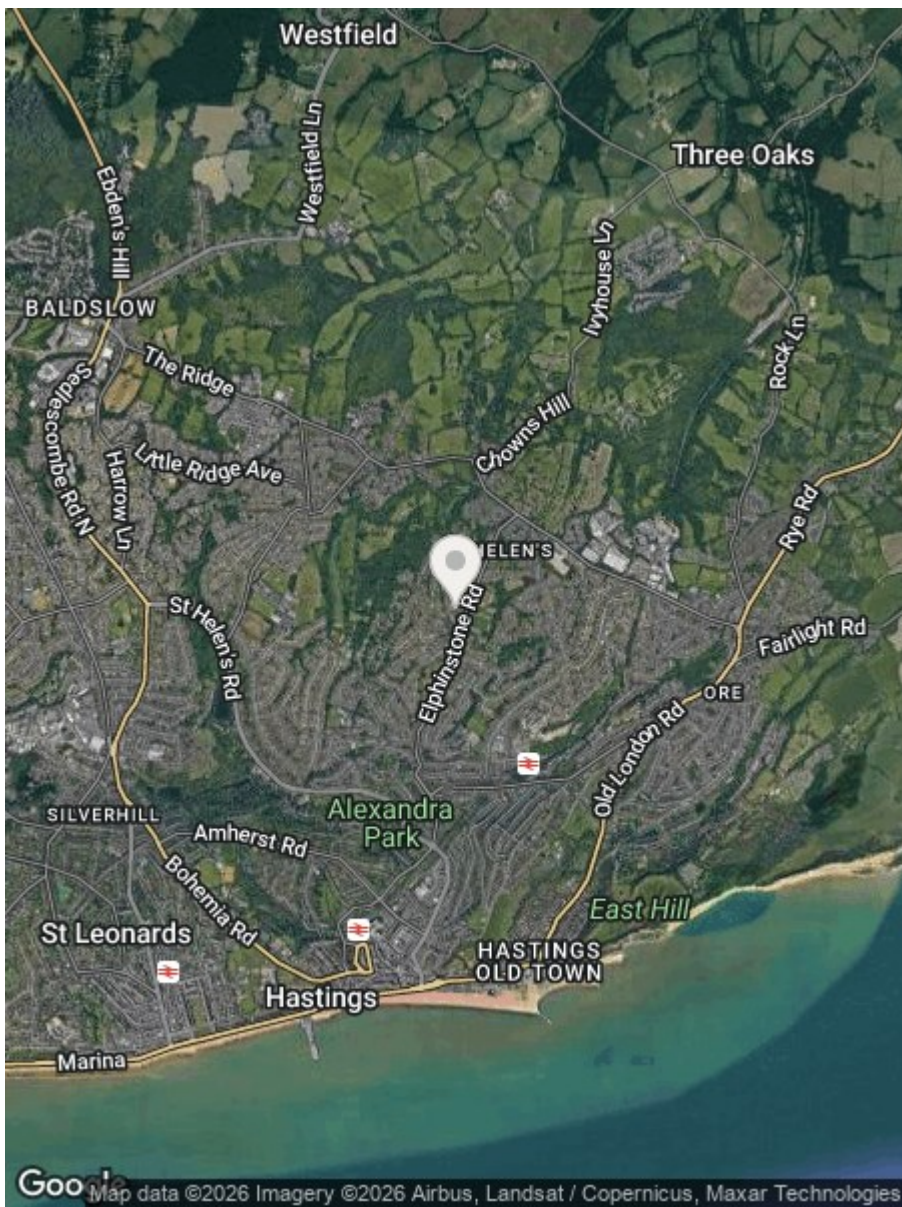
86.5 m²

(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.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	64	83
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 - D

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.

Important Notice:

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