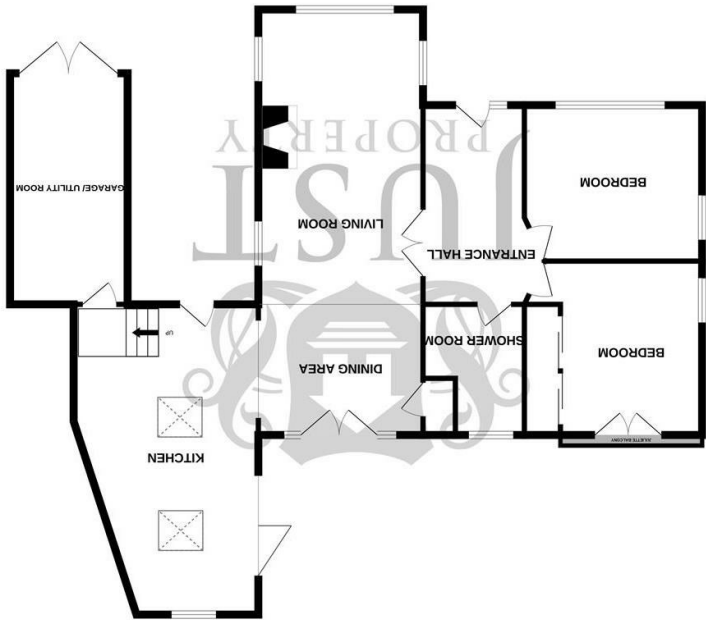




England & Wales		EU Directive 2002/91/EC
Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Potential		83
Current		68



GROUND FLOOR



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FLOORPLANS

11 Woodland Way, Hastings, TN35 4AU



2 Bedrooms 1 Receptions 1 Bathrooms 721.18 sq ft

11 Woodland Way, Hastings, TN35 4AU

Freehold
£395,000





ROOM DIMENSIONS

Front Door

Entrance Hall
8'11" x 6'3" (2.74 x 1.93)

Open Plan Lounge Diner
30'7" x 12'0" (9.32m x 3.66m)

Kitchen
20'0" max x 11'3" max (6.11 max x 3.45 max)

Bedroom
12'4" x 13'1" (3.78 x 4.00)

Bedroom
13'5" x 8'11" (4.09 x 2.73)

Shower Room
8'4" x 7'2" (2.56 x 2.2)

Garage/ Utility Room
16'4" x 7'9" (5.00 x 2.38)

Front Garden

Rear Garden

Distant Countryside Views

Off Road Parking

FEATURES

- Detached Bungalow
- Two Double Bedrooms
- Corner Plot
- Immaculate Condition throughout
- Shower Room
- 30'7" x 12'0" Lounge Diner
- Open Plan Kitchen Breakfast Room
- Garage/ Utility Room
- Renovated for Accessibility
- Sought After Village Location

