

**RUSH
WITT &
WILSON**



13 Valleyside Road, Hastings, TN35 5AD
Offers In Excess Of £290,000 Freehold

Situated in the corner of a quiet cul-de-sac, this well-presented three-bedroom semi-detached family home enjoys a peaceful setting while remaining within easy reach of Ore railway station, local shops and the amenities of Ore Village. The bright and welcoming accommodation begins with a spacious living room, featuring a large bay window that fills the room with natural light. To the rear, the heart of the home is the open-plan kitchen and dining area, offering an excellent space for everyday family life and entertaining. Double doors lead through to a versatile conservatory/further reception room, which in turn opens onto the rear garden via a second set of patio doors. Upstairs, there are three well-proportioned bedrooms, together with a modern family bathroom. The principal bedroom benefits from a large bay window and built-in wardrobes, providing excellent storage. The generous rear garden is a standout feature of the property, with a patio seating area leading onto an extensive lawn and a raised sun terrace, creating the perfect setting for outdoor dining and summer entertaining. To the front, the property offers off-road parking for two vehicles. Combining spacious accommodation, a sought-after location and excellent outdoor space, this fantastic home is perfectly suited to growing families and those looking to enjoy a quiet residential setting.









Floor 0



Floor 1

Approximate total area⁽¹⁾

77.3 m²

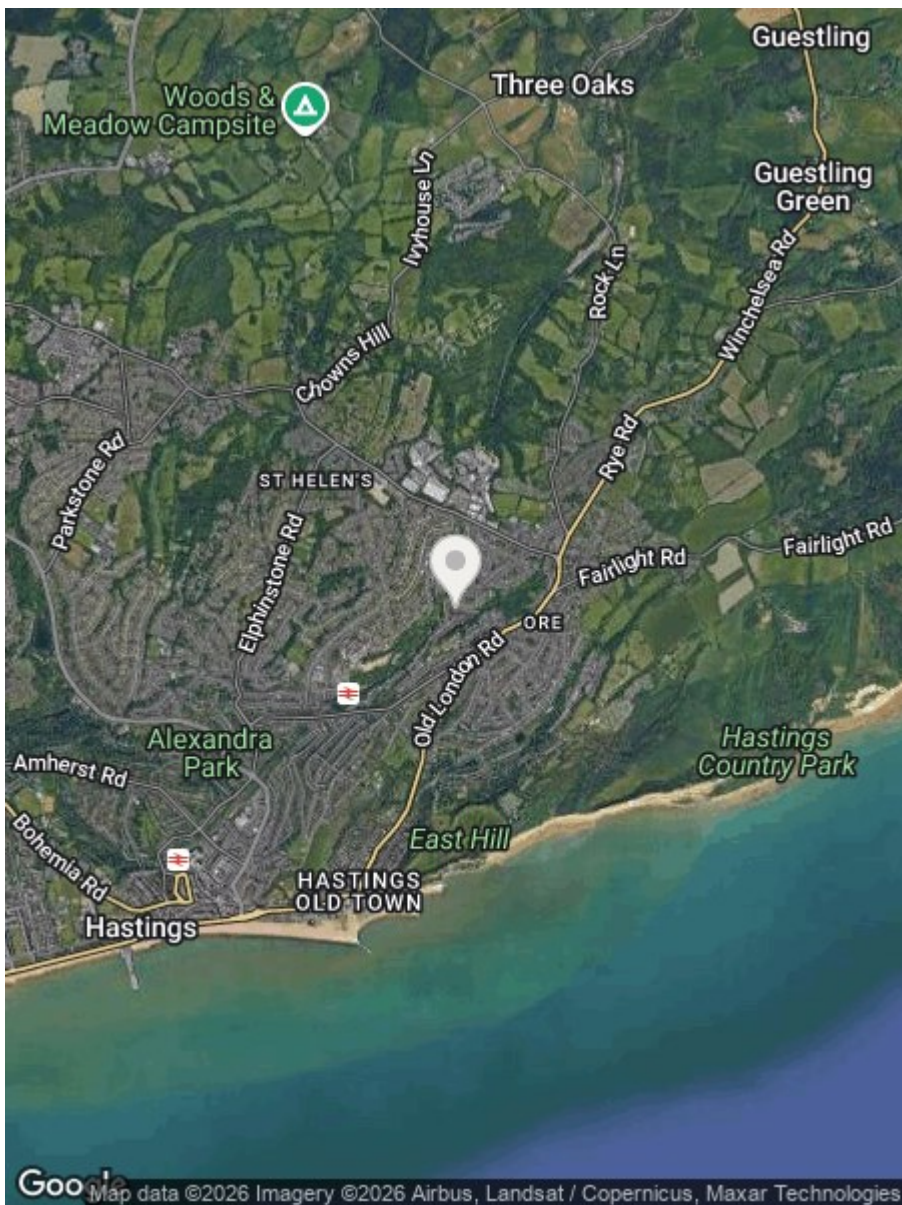
831 ft²

(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		
(81-91) B		
(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	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	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.

Important Notice:

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