

**RUSH
WITT &
WILSON**



RUSH
WITT &

13 Valleyside Road, Hastings, TN35 5AD
£300,000 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

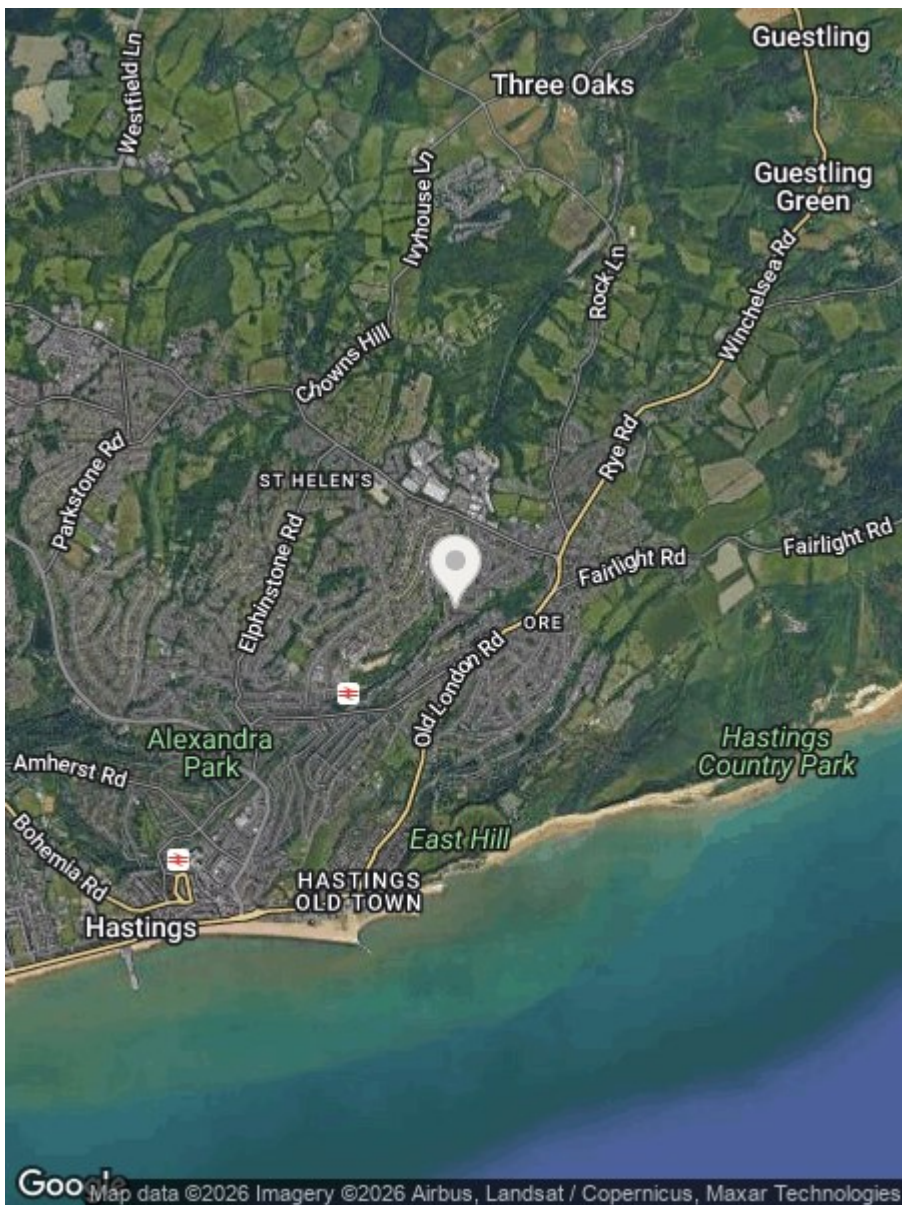
831 ft²

(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.

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		
England & Wales	EU Directive 2002/91/EC	75

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**