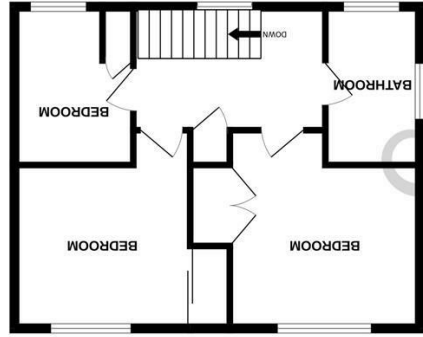


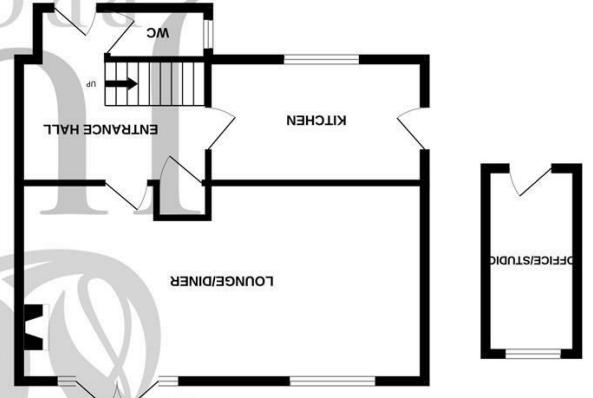
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(41-50)
D	(51-60)
C	(61-70)
B	(71-80)
A	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	72
Potential	79



1ST FLOOR



GROUND FLOOR



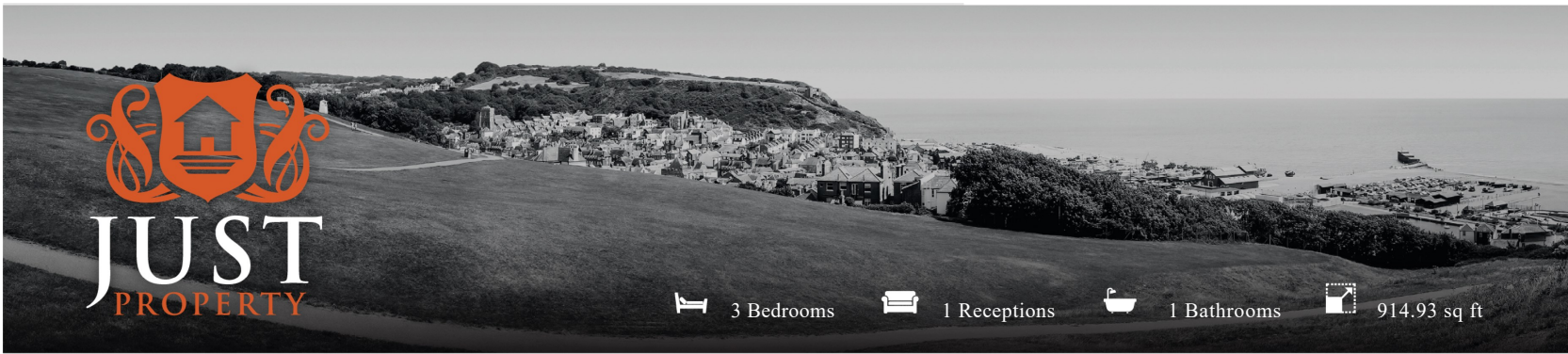
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



FLOORPLANS

7 Hillyglen Close, Hastings, TN34 1XU

www.justproperty.net



3 Bedrooms | 1 Receptions | 1 Bathrooms | 914.93 sq ft

Freehold

£375,000

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Freehold

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3 Bedrooms 1 Receptions 1 Bathrooms 914.93 sq ft

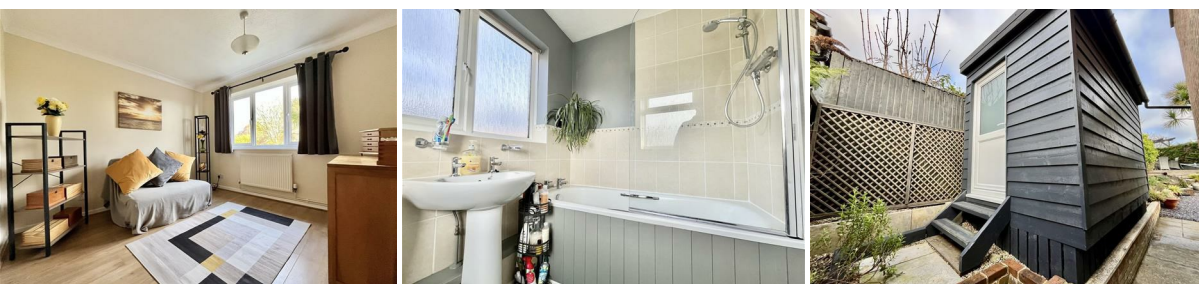
PROPERTY DETAILS

A fantastic family home, situated at the in a residential cul-de-sac in the very convenient location within walking distance of Linton Gardens, local schools, Hastings town centre with its fantastic selection of shops and sporting facilities, the mainline railway station, seafront and promenade. The historic Old Town of Hastings is nearby as well as the towns of Bexhill, St Leonards, Rye, Battle, and Eastbourne.

The property offers flexible accommodation, and provides a spacious entrance hallway with built-in storage, a useful ground floor WC, an open plan 24'2" x 11'10" lounge / diner with doors leading to the rear garden and a kitchen. To the first floor, there two spacious double bedrooms with built-in wardrobes, a smaller third bedroom and family bathroom.

Externally, the property has a detached office/studio, garage, with off-road parking, attractive front garden, and a landscape rear garden. Offering a raised area of decking, lawn area, a selection of trees and established shrubs as well as a multiple wooden sheds. Further benefits of this lovely family home, including gas fired central heating, and UPVC double glazing.

To arrange a viewing, please contact the vendors choice of sole agents, Just Property.



ROOM DIMENSIONS

Front Door

Entrance Hall
12'11" x 10'6" (3.96 x 3.21)

Lounge / Diner
24'2" x 11'10" (7.37m x 3.61m)

Kitchen
10'7" x 7'4" (3.23 x 2.25)

W.C

Stairs To First Floor Landing

Bedroom
12'0" x 11'0" (3.67 x 3.37)

Bedroom
12'0" x 10'3" (3.67 x 3.14)

Bedroom
8'1" x 7'10" (2.47 x 2.41)

Bathroom

7'6" x 5'7" (2.31 x 1.71)

Front and Rear Garden

Office/Studio
11'1" x 5'5" (3.39 x 1.67)

Off Road Parking

Garage

FEATURES

- Detached House
- Three Bedrooms
- Fantastic Location
- 24'2" x 11'10" Lounge Diner
- Garage and Off Road Parking
- Walking Distance to Town & Seafront
- Outside Office/Studio
- Well Presented Throughout
- Rear Garden with Area of Raised Decking
- Gas Central Heating & Double Glazing

