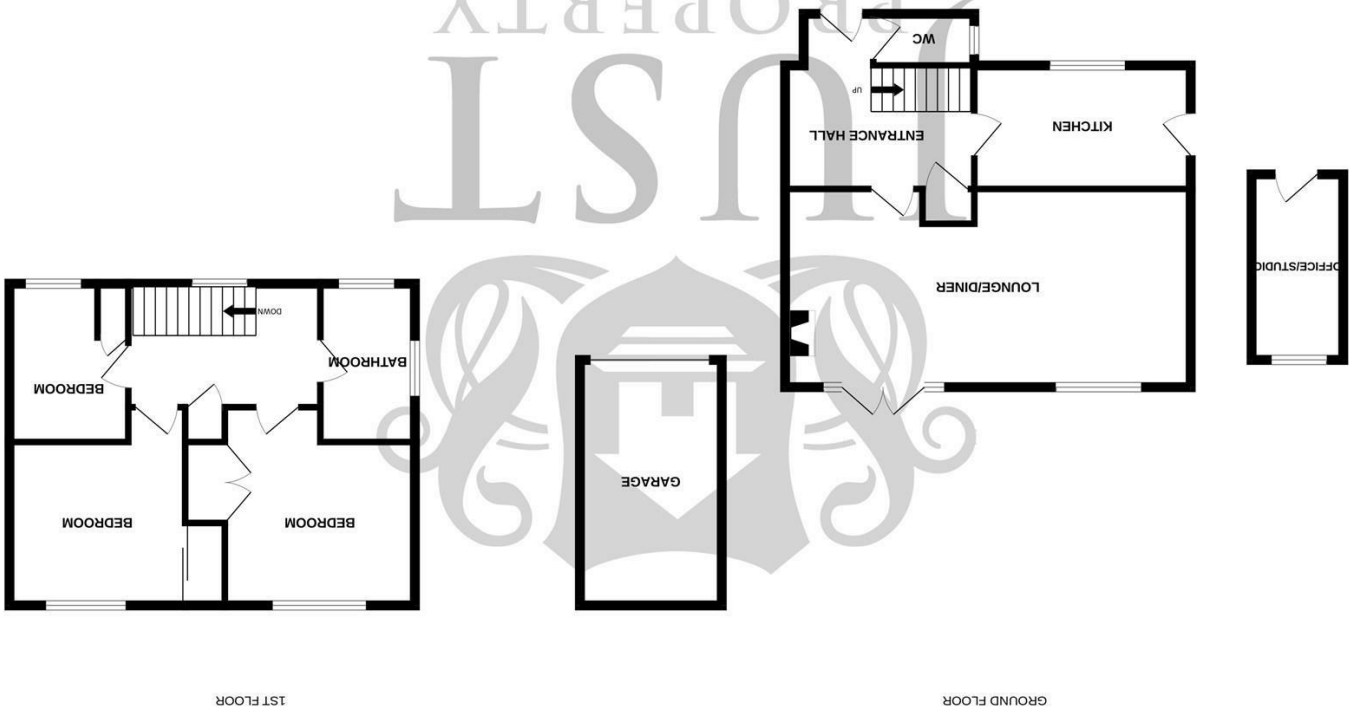




England & Wales		
EU Directive 2002/91/EC		
		Energy Efficiency Rating
		Potential
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
		Current
		72
		79

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 for 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.

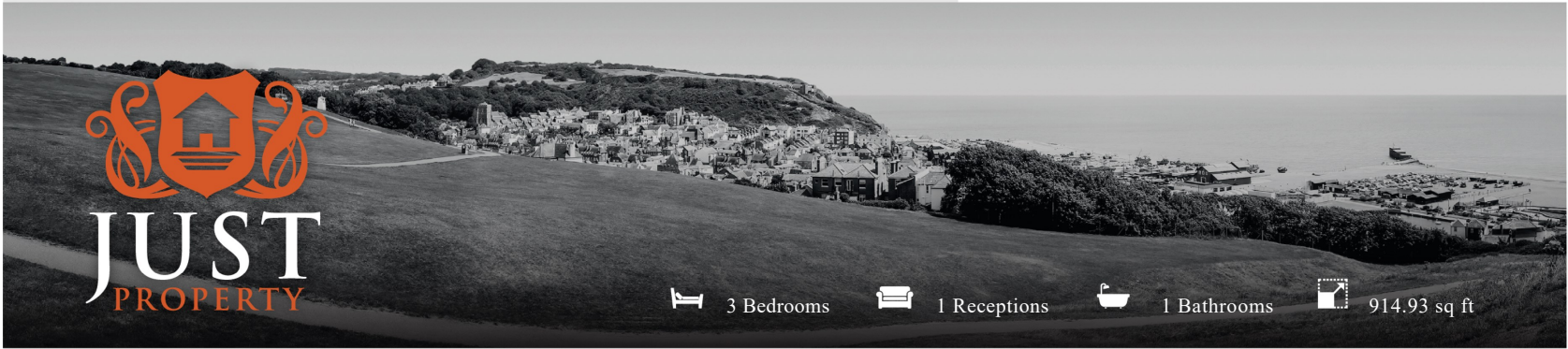
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FLOORPLANS

7 Hillyglen Close, Hastings, TN34 1XU

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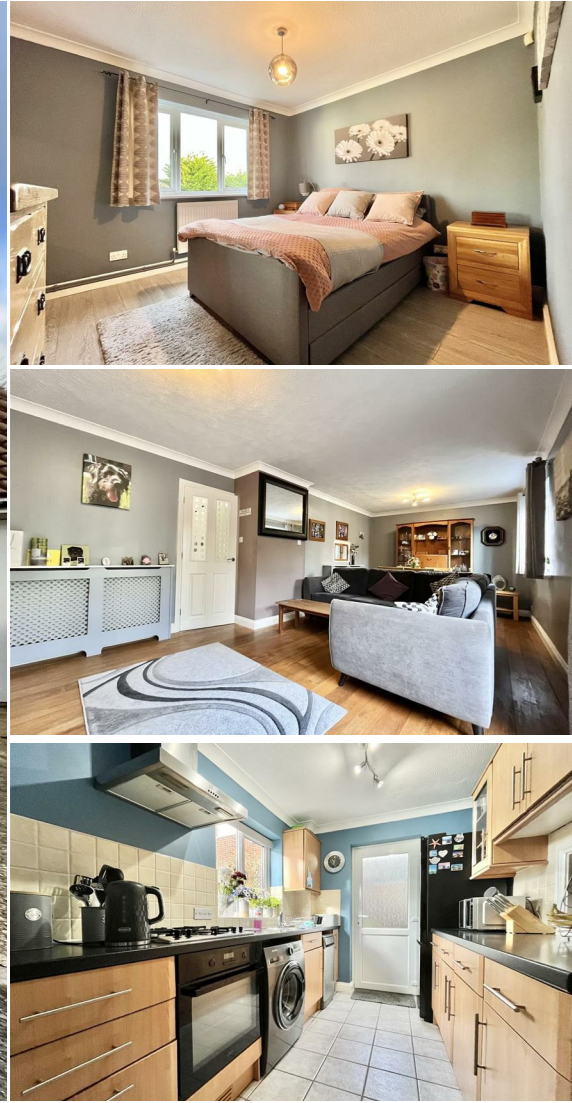


7 Hillyglen Close, Hastings, TN34 1XU

3 Bedrooms 1 Receptions 1 Bathrooms 914.93 sq ft

Freehold

£385,000





Freehold

£385,000

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.

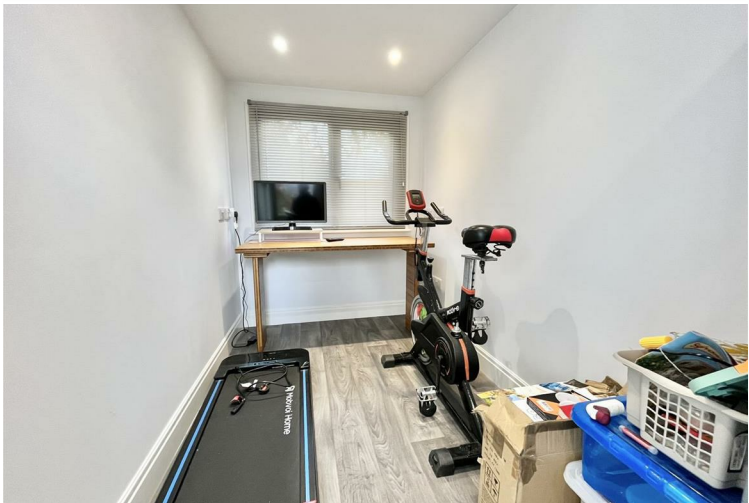


ROOM DIMENSIONS

Front Door	Bathroom
Entrance Hall	7'6" x 5'7" (2.31 x 1.71)
12'11" x 10'6" (3.96 x 3.21)	Front and Rear Garden
Lounge / Diner	Office/Studio
24'2" x 11'10" (7.37m x 3.61m)	11'1" x 5'5" (3.39 x 1.67)
Kitchen	Off Road Parking
10'7" x 7'4" (3.23 x 2.25)	Garage
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)	

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



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.