

**RUSH  
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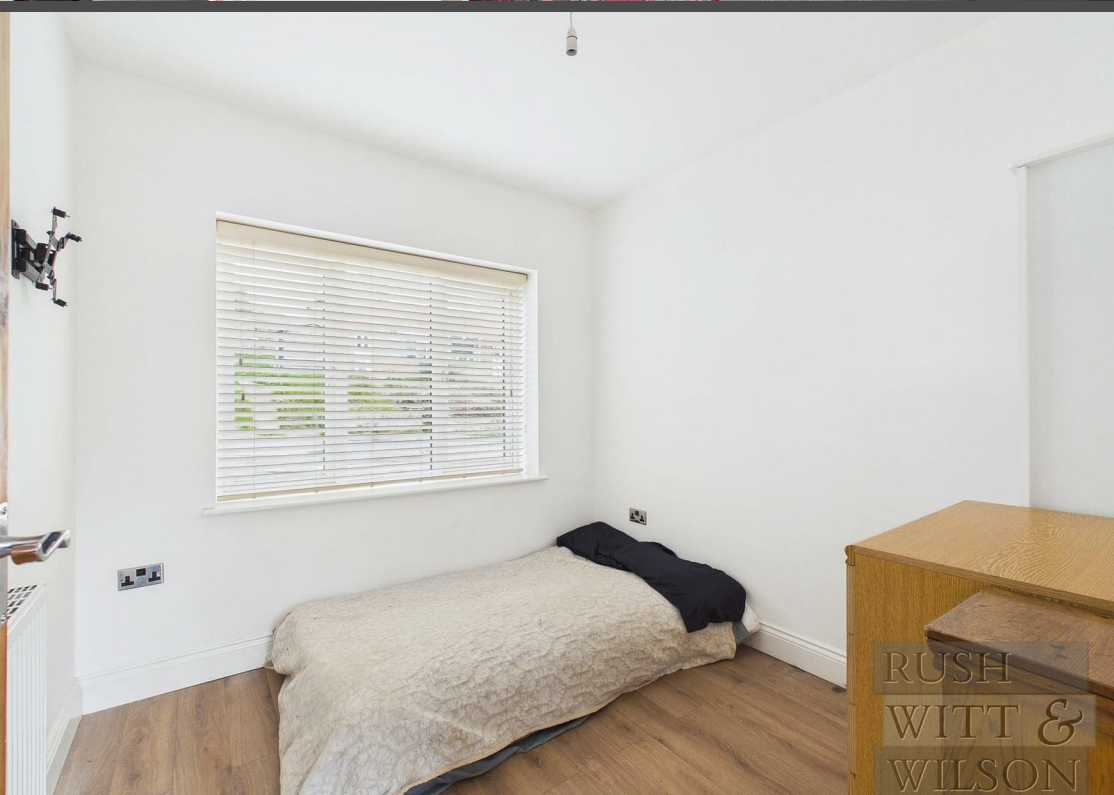


**7 Valleyside Road, Hastings, TN35 5AD  
Offers In Excess Of £290,000 Freehold**

Nestled on the desirable Valleyside Road in Hastings, this charming three bedroom semi detached house offers a perfect blend of comfort and modern living. Spanning 705 square feet, the property has been thoughtfully extended to provide a spacious and versatile environment, ideal for families and professionals alike. Upon entering, you are greeted by two inviting reception rooms that create a warm and welcoming atmosphere. The heart of the home is undoubtedly the open-plan kitchen and dining area, which is designed for both everyday living and entertaining guests. This space is perfect for family gatherings or casual meals, allowing for a seamless flow between cooking and dining. Upstairs, you will discover three generously sized bedrooms, each offering ample space for relaxation and personalisation. The fully refurbished family bathroom features modern fixtures, ensuring a comfortable and stylish experience for all. One of the standout features of this property is the stunning elevated views from the rear, providing a serene backdrop for unwinding after a long day. The private rear garden is a delightful outdoor space, perfect for al fresco dining or for children to play safely. Additionally, the property includes a driveway, offering convenient off-road parking for multiple vehicles. Situated in a sought after area, this home is within easy reach of excellent schools, local amenities, and transport links, making it an ideal choice for those seeking both convenience and community. This beautifully presented family home is not to be missed, offering a wonderful opportunity to create lasting memories in a lovely setting.









**Floor 0**

**Approximate total area<sup>(1)</sup>**

65.4 m<sup>2</sup>  
705 ft<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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).
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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.
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