



## 3 Valleyside Road, Hastings, TN35 5AD

A THREE BEDROOM, TWO RECEPTION ROOM SEMI-DETACHED FAMILY HOUSE SITUATED WITHIN A SMALL RESIDENTIAL CUL-DE-SAC IN ORE VILLAGE AND IDEALLY SITUATED CLOSE TO LOCAL BUS SERVICES ON FREDERICK ROAD, LOCAL SCHOOLS AND AMENITIES AS WELL AS ORE STATION CONNECTING TO LONDON & ASHFORD INTERNATIONAL.

The property provides versatile accommodation arranged over two floors to include a bay fronted sitting room which could be used as a downstairs fourth bedroom as there is an adjoining downstairs cloakroom/w.c., a separate dining room and a kitchen which could be opened up to create a kitchen/diner (subject to the necessary consents). The dining room opens up into the 14'2 x 9'6 dual aspect conservatory and this enjoys views over the rear garden. To the first floor there are two double bedrooms with the main bedroom having fitted wardrobes and there is also a third bedroom which could be used as a study for those working from home.

Outside, the driveway provides off road parking for up to two vehicles and the tiered rear garden extends to approximately 70ft with a raised patio area adjoining the conservatory, a formal lawned area and a rear natural garden with timber store sheds/outbuildings. Further benefits include gas fired central heating, double glazing and viewing is recommended with the owners Sole agent, Charles & Co.

Price £290,000

## 3 Valleyside Road, Hastings, TN35 5AD



- Three Bedroom Semi Detached House
- Popular Ore Village Area
- Double Width Driveway
- Bay Fronted Living Room
- Kitchen & Separate Dining Room
- 14'2 x 9'6 Conservatory
- Built-in Wardrobes to Bedroom One
- Family Bathroom/W.C
- 70ft Tiered Rear Garden
- Close to Schools & Shops

### Entrance Hall

### Bedroom One

12'2 x 11'4 max (3.71m x 3.45m max)

### Living Room/Bedroom Four

15'1 x 11'6 into bay (4.60m x 3.51m into bay)

### Bedroom Two

9'9 x 9'0 (2.97m x 2.74m)

### En-Suite W.C

### Bedroom Three

9'9 x 6'0 (2.97m x 1.83m)

### Kitchen

9'1 x 6'0 (2.77m x 1.83m)

### Bathroom/W.C

5'2 x 5'0 (1.57m x 1.52m)

### Dining Room

12'1 x 8'5 (3.68m x 2.57m)

### Outside

### Conservatory

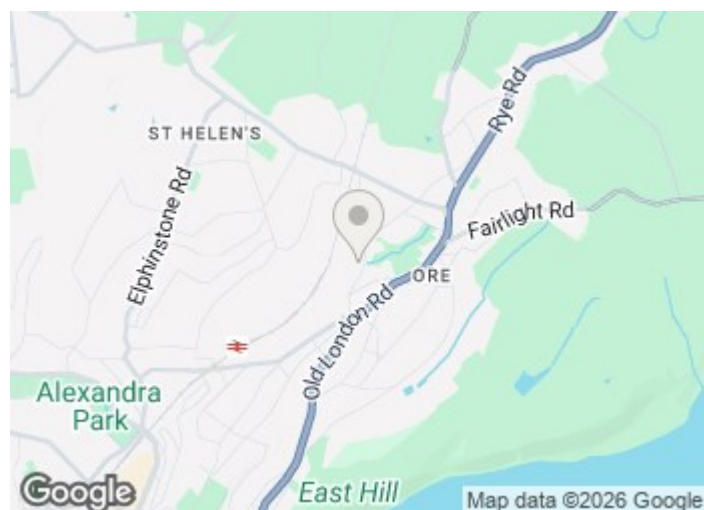
14'2 x 9'6 (4.32m x 2.90m)

### Driveway

### Front Garden

### First Floor Landing

### Rear Garden





# Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 hereon have not been tested and no guarantee as to their operability or efficiency can be given.  
Mark and Morgan PLC



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	