



**HOME + CASTLE**  
ESTATE AGENTS

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## Baird Drive, Hastings, TN34 2JL

3 Bedroom Semi-Detached House with Garage

Home & Castle are delighted to offer this CHAIN FREE, 3 Bedroom semi-detached house with garage and off road parking for 2 cars. Within walking distance of Alexandra Park, St Helens Woods and Hastings town centre. Local schools close by. Well proportioned property, in a great location.

**FOR SALE**  
**FREEHOLD**  
**£300,000**

## Dimensions

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

## Outside Front

Off-road parking for 2 cars. Slabbed area with borders for planting. Side gate to rear garden.

## Entrance Porch 5'10"x3'6" (1.78m"x1.07m")

Main door opens into enclosed porch with coir matting, pendant light, opaque double glazed window to side and half glazed door to lounge diner.

## Lounge Diner 22'5" x 11'11" (6.84 x 3.64)

Spacious lounge diner with large double glazed windows to front and back of property. Originally there was a fire place so there is an option to open that up again. Power points, pendant lights x 2 and carpet. Leads in to kitchen. Stairs to 1st floor.

## Kitchen 12'3" x 8'2" (3.75 x 2.49)

Built-in gas hob, built-in electric oven, space for tall fridge freezer, plumbing for washing machine, power points, lighting and wall mounted Potterton gas boiler. Double glazed window to rear garden. Double glazed door to side of property. Vinyl flooring.

## Stairs from Lounge Diner

To 1st floor landing.

## Landing

Airing cupboard with hot water cylinder and shelving. Pendant light. Loft hatch. Carpet.

## Loft Space

Loft ladder, insulated, partially boarded for storage and loft light.

## Bedroom 1 14'7" x 9'10" (4.45 x 3.0)

Double glazed window to front of property. Power points, pendant light and carpet.

## Bedroom 2 13'11" x 7'10" (4.25 x 2.39)

Double glazed window to rear garden. Power points, pendant light and carpet.

## Bedroom 3 11'4" x 8'2" (3.46 x 2.49)

Double glazed window to front of property. Power points, pendant light and carpet.

## Bathroom 7'10" x 6'2" (2.39 x 1.88)

Bath. WC and Basin. Storage cupboards. Opaque double glazed window to rear of property. Vinyl flooring.

## Shower Room 4'4" x 2'9" (1.32m' x 0.84m")

Shower cubicle. Opaque double glazed window to side of property. Vinyl flooring.

## Garage 16'4" x 8'2" (4.98m" x 2.49m")

Power supply. Up and over door. Side door access.

## Outside Rear

Patio area. South facing garden laid to lawn. Seating area. Raised border with decorative stone plus borders for planting. Outside tap and electrical sockets.

## Additional Information

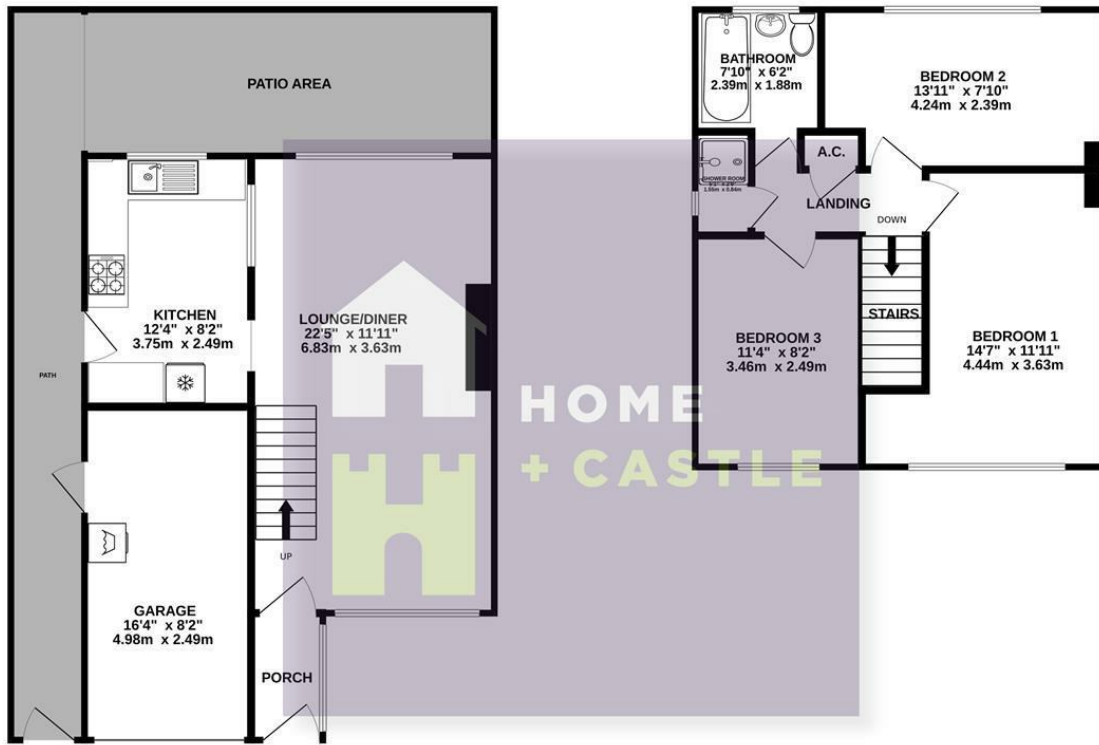
Energy Performance Rating D

Council Tax Band C

# Floor Plan

GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.

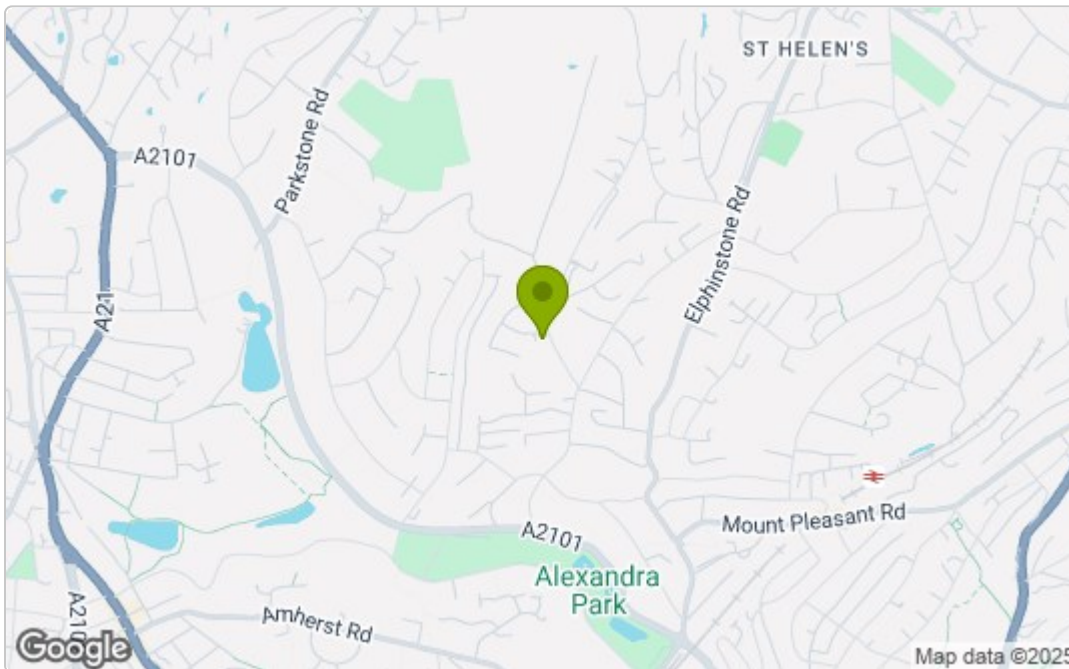


3 BEDROOM SEMI-DETACHED HOUSE

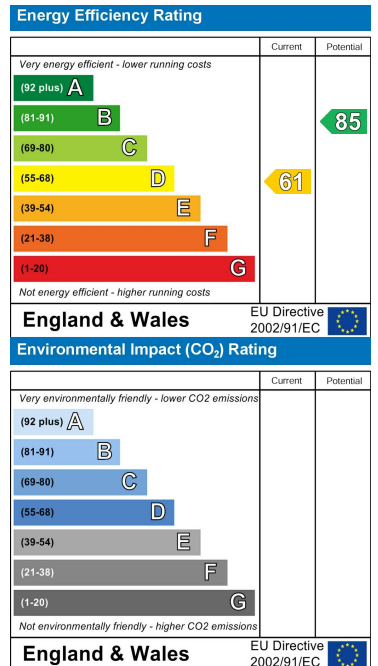
TOTAL FLOOR AREA : 964 sq.ft. (89.6 sq.m.) approx.

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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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.