


OAKFIELD

Little Acres Way, Hastings, TN25 5FJ

Asking Price £350,000

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# Little Acres Way, Hastings, TN25 5FJ

Situated within the highly sought-after residential location of Little Acres Way, this beautifully presented three-bedroom mid- terrace family home offers stylish and contemporary living throughout, complemented by sea views from the bedroom, off-road parking, and a stunning south-facing tropical garden.

Perfectly suited to growing families and professionals alike, this exceptional home has been meticulously maintained and improved by the current owners, creating a bright, spacious, and welcoming environment ready to move straight into.

The accommodation begins with an inviting entrance hall, providing access to a convenient ground floor cloakroom/WC and leading through to the impressive open-plan living space. The contemporary fitted kitchen features a range of integrated appliances, generous worktop space, and ample storage, seamlessly flowing into the spacious lounge and dining area. Large bi-folding doors span the rear of the property, flooding the room with natural light and creating the perfect connection between indoor and outdoor living.

Outside, the beautifully landscaped south-facing rear garden is a true feature of the property. Designed with a tropical theme, the garden provides a private and low-maintenance space ideal for entertaining, family enjoyment, or simply relaxing in the sun. A substantial outbuilding with power and lighting offers excellent versatility and could be utilised as a home office, gym, studio, or workshop.

The first floor comprises three well-proportioned bedrooms, with the two rear bedrooms enjoying attractive sea views. The principal bedroom benefits from a modern en-suite shower room, while a stylish family bathroom serves the remaining accommodation.

Further benefits include off-road parking, UPVC double glazing, gas central heating, and a highly desirable position within this popular residential development.

























**Living Room**
18'4" x 14'2" (5.59m x 4.32m)

**Kitchen/Diner**
14'5" x 10'6" (4.39m x 3.20m)

**WC**

**Bedroom One**
13'3" x 10'10" (4.04m x 3.30m)

**Ensuite**

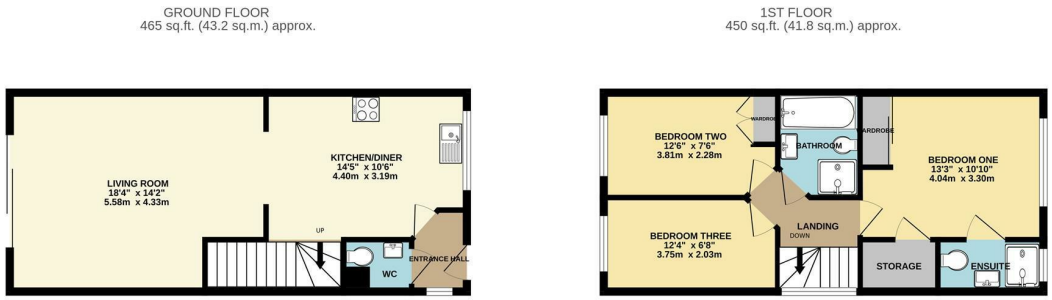
**Bedroom Two**
12'6" x 7'6" (3.81m x 2.29m)

**Bedroom Three**
12'4" x 6'8" (3.76m x 2.03m)

**Bathroom**

**Council Tax Band C- £2,379.19 per annum**

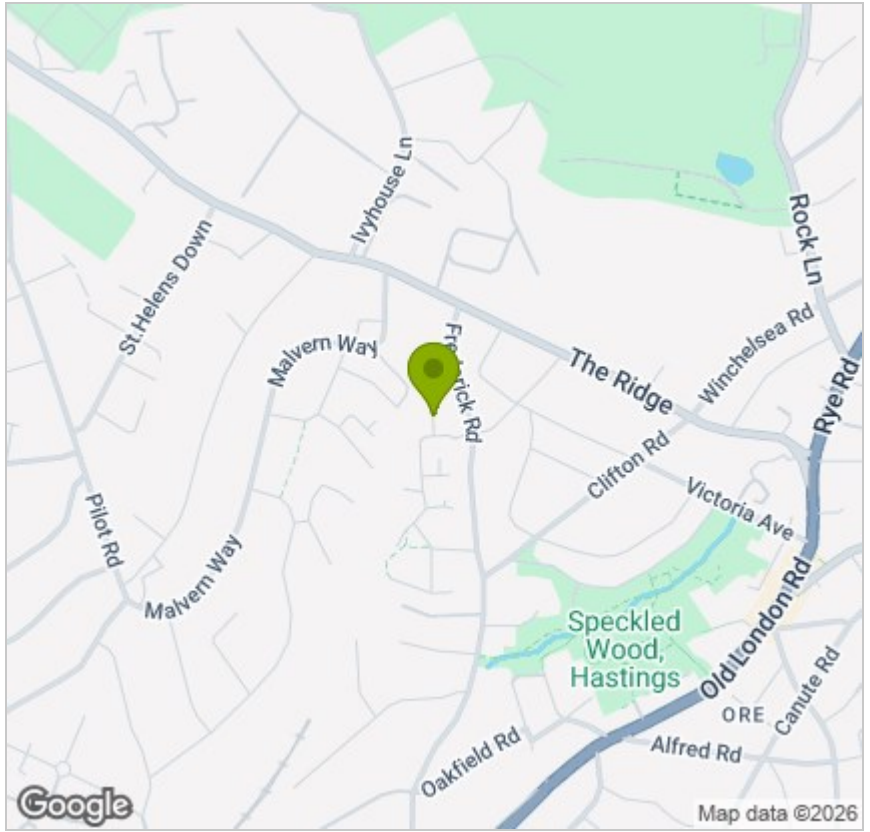
## Floor Plan



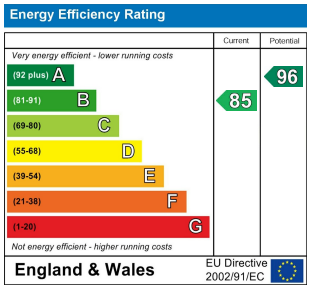

TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

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




## Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

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