

Energy Efficiency Rating	Current	Potential
Energy Efficiency Rating	79	63

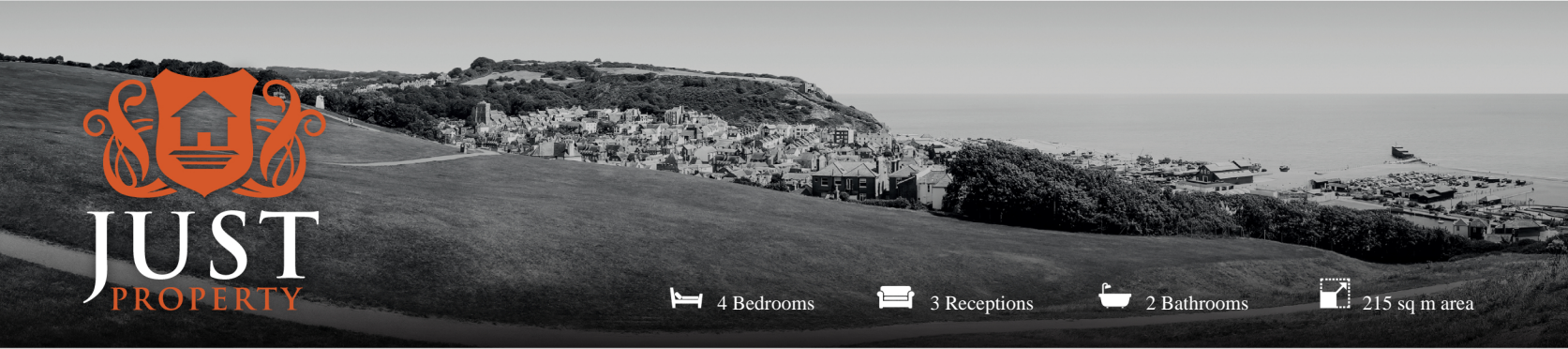
Environmental Impact (CO ₂) Rating	Current	Potential
Environmental Impact (CO ₂) Rating	61	79



FLOORPLANS

Shaw Wood, Denehurst Gardens, Hastings,
TN35 4PB

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Shaw Wood, Denehurst Gardens, Hastings, TN35 4PB

Freehold
£599,950





Freehold
£599,950

4 Bedrooms

3 Receptions

2 Bathrooms

215 sq m area



PROPERTY DETAILS

Shaw Wood is an individually designed four bedroom, three reception room detached family house built by the current owners over 30 years ago. The property is situated at the end of a sought after residential Cul-de-Sac just off The Ridge in Hastings being close to local schools and bus routes as well as access to the A21 connecting to London. It is also close to local schools, the Conquest Hospital and there are comprehensive shopping & leisure facilities in Hastings Town Centre as well as Hastings mainline railway station and sea front.

The property is set amongst established, landscaped and immaculately presented grounds of approximately 1/2 an acre at the end of a quiet residential Cul-de-Sac on the northern outskirts of Hastings and includes a heated outdoor swimming pool, a raised decked sun terrace and a garden store/pool changing room. There are exceptional views from the rear over extensive countryside and the property provides accommodation to include a reception hallway with galleried landing, a 17'0 x 16'3 fitted kitchen/breakfast room with an adjoining double glazed conservatory, a 25'4 x 14'8 sitting room with an adjoining dining room and a games/snooker room. In addition there is a downstairs shower room/w.c and to the first floor there are four bedrooms with a vanity suite to the master bedroom and a family bathroom/w.c.

There is a driveway providing off road parking for several vehicles, an integral double garage and further benefits include double glazing and gas fired central heating. Early inspection is considered essential to secure this family home in such a favoured location.

ROOM DIMENSIONS

Reception Hall	Master Bedroom 15'0 x 13'9 (4.57m x 4.19m)
Sitting Room 25'4 x 14'8 (7.72m x 4.47m)	Bedroom Two 11'0 x 9'5 (3.35m x 2.87m)
Dining Room 12'1 x 10'10 (3.68m x 3.30m)	Bedroom Three 11'8 x 11'1 (3.56m x 3.38m)
Games/Snooker Room 20'7 x 15'7 (6.27m x 4.75m)	Bedroom Four 11'5 x 8'7 (3.48m x 2.62m)
Kitchen/Breakfast Room 17'0 x 16'3 (5.18m x 4.95m)	Family Bathroom
Conservatory 22'10 x 10'8 (6.96m x 3.25m)	Off Road Parking
Shower Room	Integral Double Garage 20'0 x 18'0 (6.10m x 5.49m)
First Floor Landing	Landscaped Gardens

Outside Heated Swimming Pool

FEATURES

- Detached Family House
- Individually Designed
- Four Bedrooms
- Three Reception Rooms
- D/G Conservatory
- Landscaped Gardens
- Outdoor Swimming Pool
- Integral Double Garage
- Viewing Essential

