



**Woodbrook Road  
Hastings, TN34 2DQ**

**Guide price £425,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Woodbrook Road, Hastings, TN34 2DQ

Welcome to Woodbrook Road, Hastings - a charming location for this delightful detached house! This property, built between 1930-1939, boasts a generous 1,198 sq ft of living space, perfect for a family looking for room to grow.

As you step inside, you are greeted by a well proportioned, bay fronted reception room, ideal for relaxing or entertaining guests. The separate dining room offers double doors leading onto the patio and creates a vibrant and bright space with views over the garden. The fitted stylish kitchen offers plenty of cupboard room, along with integrated appliances such as a double oven and fridge/freezer.

With four bedrooms, there is ample space for a growing family or for those in need of a home office or hobby room. Each room boasts plenty of space for storage and the fourth bedroom provides a double aspect window aspect, offering fantastic views.

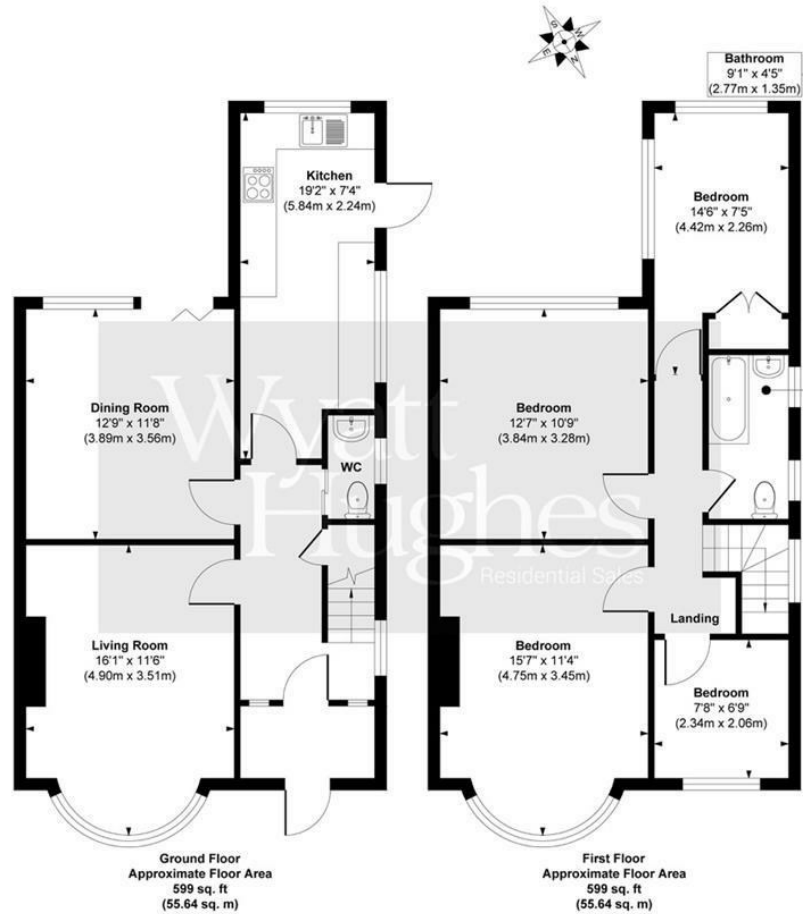
The property features a well-maintained bathroom and downstairs W/C, ensuring convenience for all residents. Parking is a breeze with space for multiple vehicles, including a garage for added storage or parking.

One of the highlights of this property is the large rear garden, providing a tranquil outdoor space for gardening, playtime, or simply enjoying the fresh air. Imagine summer barbecues or morning coffees in this lovely setting!

Located in a desirable area, this detached house offers both privacy and convenience. Whether you're looking for a peaceful retreat or a place to call home near amenities, this property ticks all the boxes. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful space.

- COUNCIL TAX D
- FOUR BEDROOMS
- PARKING FOR MULTIPLE CARS
- LARGE REAR GARDEN WITH PATIO
- POPULAR LOCATION
- EPC D
- 1930s DETACHED HOME
- GARAGE
- BAY-FRONTED FAMILY HOME
- 1198 SQ.FT

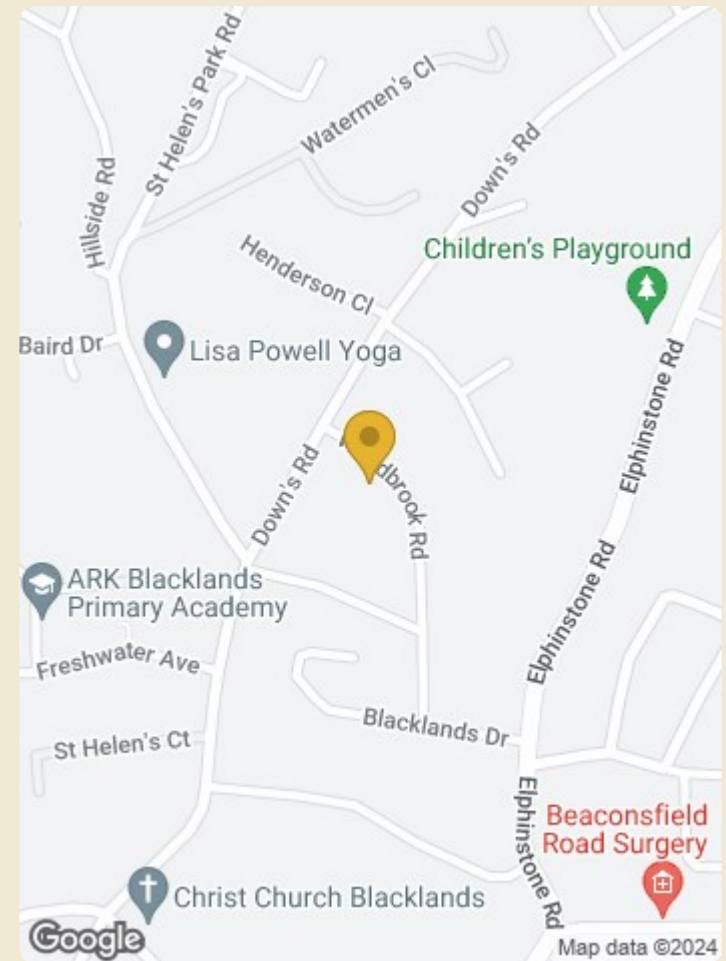




**Approx. Gross Internal Floor Area 1198 sq. ft / 111.28 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Energy Efficiency Rating: Current 62, Potential 78

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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