



Butchers Lane
Hastings, East Sussex TN35 4NE
Guide price £400,000 Freehold

**Wyatt
Hughes**
Residential Sales

Butchers Lane, Hastings, East Sussex TN35 4NE

** GUIDE PRICE OF £400,000-£425,000**

Located in the quiet village of Three Oaks, East Sussex, this three-bedroom detached bungalow offers plenty of potential. The property sits on a generous plot with a large garden, providing ample space for outdoor activities or future landscaping. Parking is no issue, with space for multiple cars on the driveway.

Work has already begun on the house, so there's an opportunity for a new owner to take over and add personal touches, creating a fourth bedroom where the current kitchen is if needs be and completing the further renovations to their own taste.

The interior is well presented, with newly added extension and mezzanine level that could be used in various ways, adding a bit of extra character to the space, with bi-fold doors that open out to the garden, connecting the indoors with the outside. There is also the added bonus of a separate utility space with W/C and shower room for ease. Alongside this , feel nice and cosy with under floor heating throughout and with an added benefit of a pantry, utilizing this space. Three well proportioned rooms all on level access offer plenty of space for storage, along with newly renovated bathroom with walk-in shower. The modern and well presented living space has ample space for soft furnishings and allows for access to the outside via double doors.

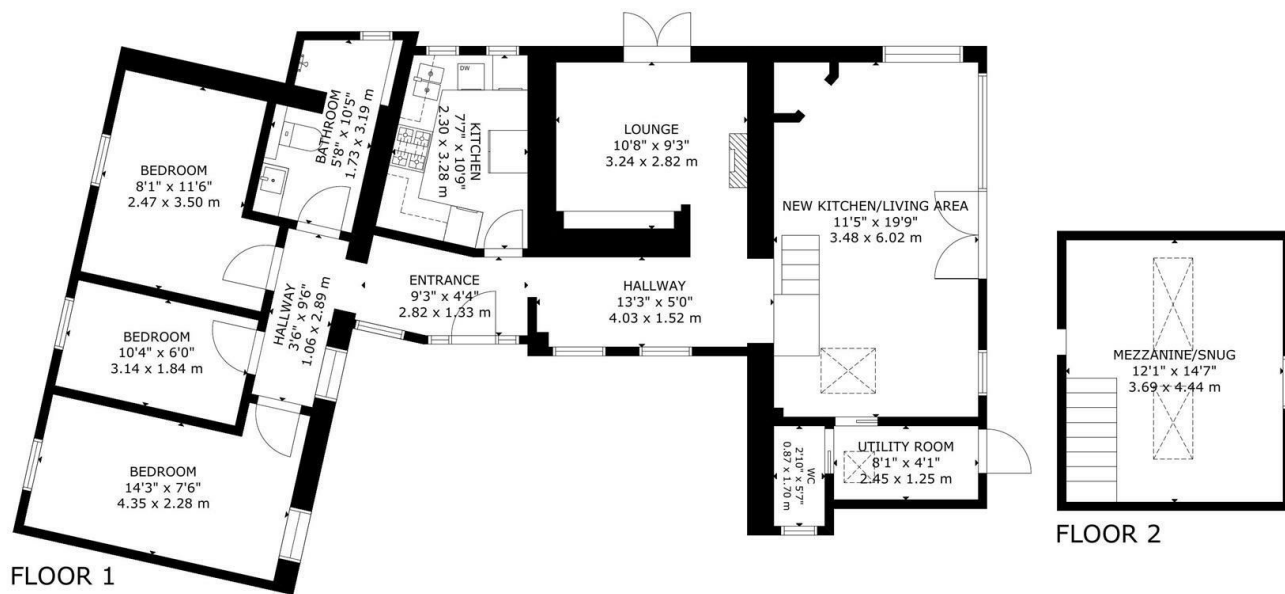
Location,location,location

Three Oaks is an immaculately maintained village, offering a delightful rural lifestyle with local village pub and train line, there is also convenient access back into Hastings, being less than 2 miles way.

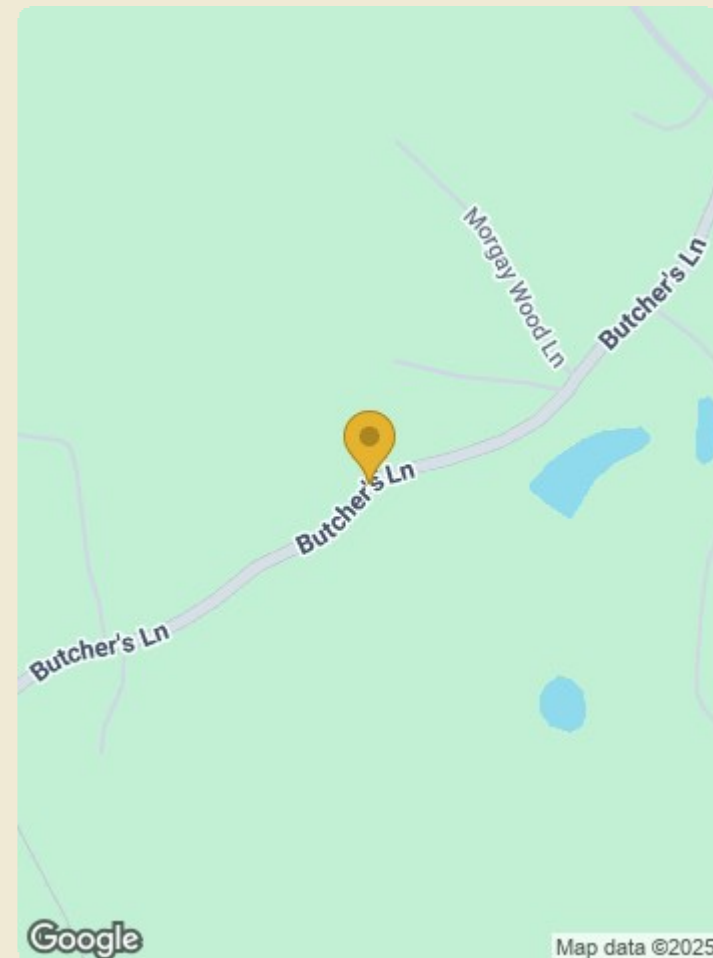
Get in touch with local agent Wyatt Hughes for more information and book your showing today.

- EPC C
 - THREE BEDROOM EXTENDED DETACHED BUNGALOW
 - PARKING FOR MULTIPLE VEHICLES
 - GREAT OPPORTUNITY TO PUT YOUR OWN STAMP ON
 - MODERN AND STYLISH SHOWER ROOM
- COUNCIL TAX C
 - GREAT SIZE GARDEN WITH POTENTIAL
 - BI-FOLD DOORS WITH MEZZANINE LEVEL AND UNDER FLOOR HEATING
 - QUIET VILLAGE LOCATION
 - WELL PRESENTED THROUGHOUT





GROSS INTERNAL AREA
TOTAL: 112 m²/1,211 sq.ft
FLOOR 1: 96 m²/1,035 sq.ft, FLOOR 2: 16 m²/176 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			84
			69

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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