



**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED

**new**  
instruction



## Ghyllside Drive, Hastings, TN34 2NA

Freehold | Bungalow - Semi Detached | 2 Bedrooms

Home & Castle are pleased to advertise this CHAIN FREE, 2 bedroom semi-detached bungalow in a small cul-de-sac just a few minutes walk from the magnificent Alexandra Park. Very sought after area.

This well presented home, with no works required, benefits from double glazing, gas central heating, enclosed low maintenance rear garden including workshop, summer house, shed and green house. Block paved driveway provides off-road parking for 2 - 3 cars.

Features, Living Room, Conservatory/Dining Room, Kitchen, 2 Bedrooms, Shower Room and Loft for plenty of additional storage space.

**FOR SALE**  
**FREEHOLD**  
**£350,000**

### **Entrance**

Path leading to main door at side of bungalow.

### **Hallway 16'10" x 3'4" (5.13m x 1.02m)**

Engineered oak laminate flooring.

### **Living Room 11'6" x 9'7" (3.51m x 2.92m)**

Warm and welcoming living room with wood burner for those cold winter nights, and French Doors leading to conservatory and dining area. Engineered oak laminate flooring.

### **Conservatory/Dining Area "L Shaped" 18'6" max x 8'8" max (5.64m max x 2.64m max)**

Great space in which to relax and enjoy the outlook to the garden. Plumbing for washing machine and dishwasher. Door to rear garden.

### **Kitchen 9'8" x 8'9" (2.95m x 2.67m)**

Modern cottage style kitchen with stable door to side of property. Plenty of cupboard space and granite type work surfaces. Range cooker and space for tall fridge freezer. Tiled floor. Double glazed window to conservatory.

### **Bedroom 1 12'5" x 11'2" (3.78m x 3.40m)**

Spacious bedroom with double glazed window to front of property. Engineered oak laminate flooring.

### **Bedroom 2 12'5" incl bay x 11' (3.78m incl bay x 3.35m)**

Another good sized bedroom with double glazed window to front of property. Fireplace (unused). Engineered oak laminate flooring.

### **Shower Room "L Shaped" 11'10" x 5'5" max (3.61m x 1.65m max)**

Shower room with WC and basin with vanity unit. Opaque double glazed windows x 2 to side of property.

### **Loft Space**

Access hatch in kitchen. Boarded loft providing plenty of additional storage space. Loft ladder and lighting. Would also offer the possibility for a loft conversion.

### **Rear Garden**

Good sized enclosed rear garden. Low maintenance being covered in the main with shingle. Includes workshop with electric supply, summer house, shed for storage and a green house. Previous owners had a raised pond which is currently being used for planting. Raised boxes for planting. Great outdoor space which will get plenty of sunshine.

### **Garden Work Shop 13'8" x 9'9" (4.17m x 2.97m)**

With sockets, lighting and it's own fuse box.

### **Garden Summer House 8' x 5'9" (2.44m x 1.75m)**

Great relaxation space in the summer. Area of decking to the front of it.

### **Shed 5'10" x 3'10" (1.78m x 1.17m)**

For additional storage.

### **Green House**

For those with green fingers.

### **Front of Property**

Block paved drive with off-road parking for 2 - 3 cars. Path to side leading to front door and gated access to rear of property.

# Floor Plan

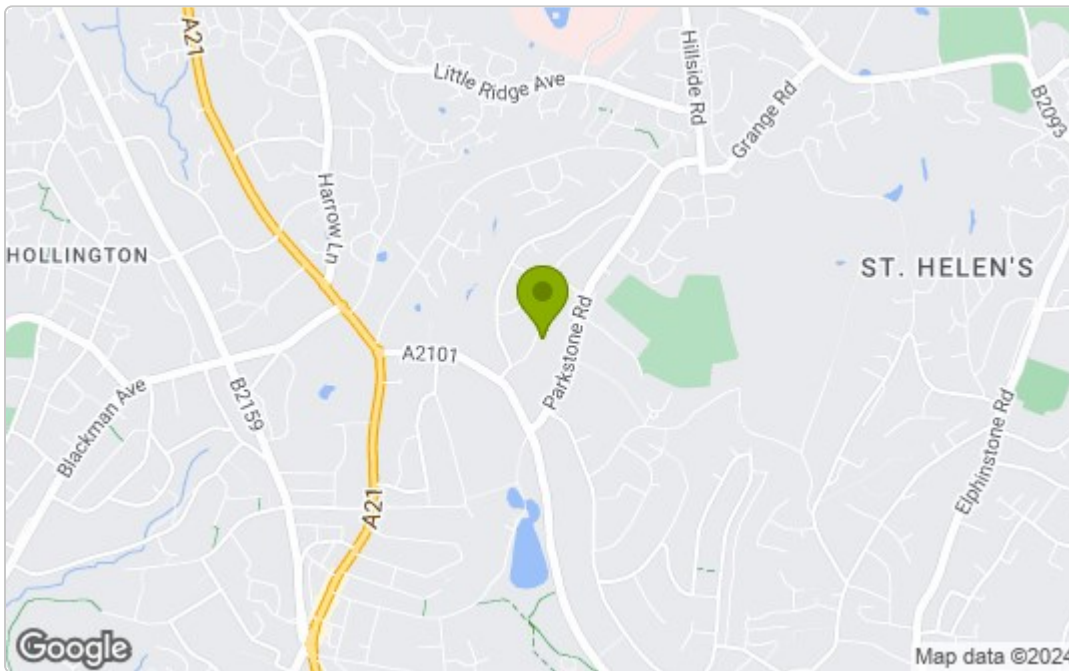
GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



2 BEDROOM SEMI-DETACHED BUNGALOW

TOTAL FLOOR AREA - 722 sq.ft. (67.1 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

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

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