



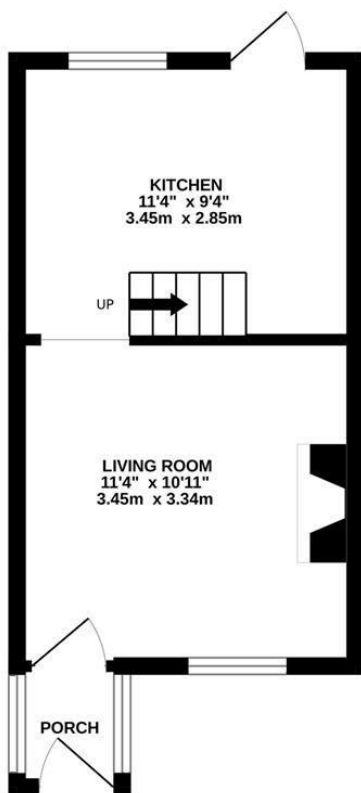
Butchers Lane, Hastings TN35 4NG

Offers in excess of £250,000

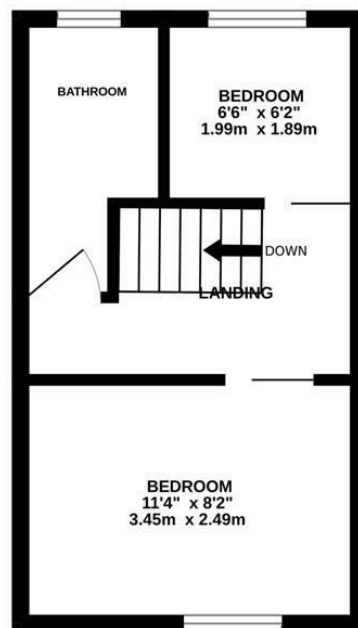


A newly refurbished TWO BEDROOM COTTAGE with off road parking situated in a RURAL LOCATION within a QUIET VILLAGE SETTING on the Northern outskirts of Hastings. It's ideally positioned within walking distance to a traditional pub and Three Oaks railway station. Spanning two storeys the accommodation here is presented to a high standard throughout and is arranged as a BRIGHT LIVING ROOM on the ground floor which enjoys a FEATURE FIREPLACE encased in exposed brickwork while the MODERN FITTED KITCHEN spans the rear of the property offering ample storage space and access to the garden. The first floor houses two bedrooms together with a STYLISH BATHROOM where there is a bath with shower and screen over. The ENCLOSED REAR GARDEN provides an area of patio off of the kitchen making this the perfect spot to dine al-fresco, followed by an expanse of lawn housing a handy storage shed while to the front of the property there is a DRIVEWAY providing off road parking for one vehicle. Enjoying a SOUGHT AFTER SETTING this fantastic property would make the perfect family home and is not to be missed. Being sold with NO ONWARD CHAIN.

GROUND FLOOR
238 sq.ft. (22.1 sq.m.) approx.



1ST FLOOR
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA: 468 sq.ft. (43.4 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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