



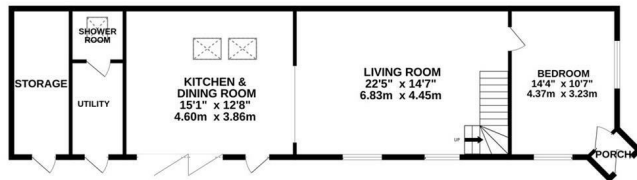
New Road, Hastings TN35 5HA

Offers in excess of £500,000

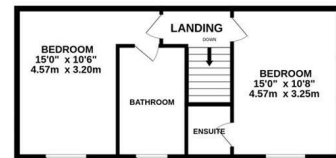


This unique three bedroom house offers a CONTEMPORARY OPEN PLAN LAYOUT which has been designed to maximise the natural light with a focus on the private garden. It is enviably positioned within easy reach of Hastings Country Park, Hastings Old Town and local shops at Ore Village. Having been TOTALLY REFURBISHED AND REMODELLED the accommodation here is presented to an excellent standard throughout, the ground floor is arranged as a bright kitchen and dining space which is fitted with stylish units housing integrated appliances and enjoying a central island/breakfast bar creating a sociable setting. There are bi-folding doors opening to the garden, a SEPARATE UTILITY ROOM and a downstairs shower room. The kitchen flows through to the living room which benefits from a WOOD BURNING STOVE and stairs rising to the first floor, the third bedroom is also located on the ground floor; currently used as a second reception room. The first floor houses two large double bedrooms, both of which enjoy STYLISH EN-SUITE BATHROOMS. Externally the private garden is a particular feature here, it enjoys the sun throughout the day and provides an area of patio and a generous expanse of lawn bordered by mature hedging. At the front of the property there is also a garage and an off road parking space.

GROUND FLOOR
995 sq.ft. (92.5 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1520 sq.ft. (141.2 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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