



Denbigh Road, Hooe, TN33

£450,000

3 1 1







*CHAIN FREE!!! A beautifully presented, 3 bedroom semi detached property with garden, off road parking and garage. Log burner, dining room and downstairs cloakroom.*





# Key Features

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- CHAIN FREE
- Stunning views
- Solid fuelled Rayburn
- Feature brick work
- Garden
- Double glazing
- Off road parking
- Garage













CHAIN FREE!!! A beautifully presented, 3 bedroom semi detached property with garden, off road parking and garage. Log burner, dining room and downstairs cloakroom.

The property has a lovely entrance hall with a large under stair storage area which is currently utilised as an office area. Off of the hall, to the front of the property there is the living area with a large sash window and open fire with exposed brick chimney breast. There is a large dining area with original floor boards and solid fuel Rayburn with brick surround. From the dining area there is access to the downstairs cloakroom consisting of a sink and W/C as well as the kitchen. The kitchen has been recently fitted with an integrated oven and electric hob. There are original wooden floorboards and space for other free standing appliances. Off of the kitchen there is access to the patio and rear garden which is laid to lawn.

Upstairs you get to see the stunning views over the surrounding fields with three bedrooms and a family bathroom. The double master bedroom is at the front of the property with a beautiful brick feature chimney breast and a large sash window. The other two bedrooms are to the rear of the property, bedroom two is a double and bedroom three is a single. The family bathroom is also at the front of the property with a bath and over head shower, W/C and sink.

The property also has the advantage of off-road parking and a garage. It has double glazing throughout and has central heating with the boiler two years old with a ten year warranty.

Hooe is a beautiful small village situated between Ninfield and Bexhill. It has a lovely village pub and farm shop with Ninfield village shop and post office only 1.5 miles away. Ninfield C of E Primary School is less then 2 miles away as well as being within the catchment area for Claverham Community College. There are many footpaths within the village which allows you to appreciate the countryside and wildlife.





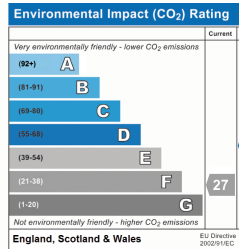
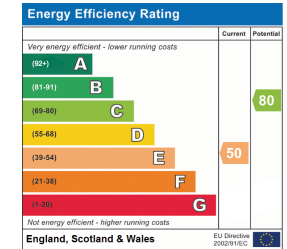
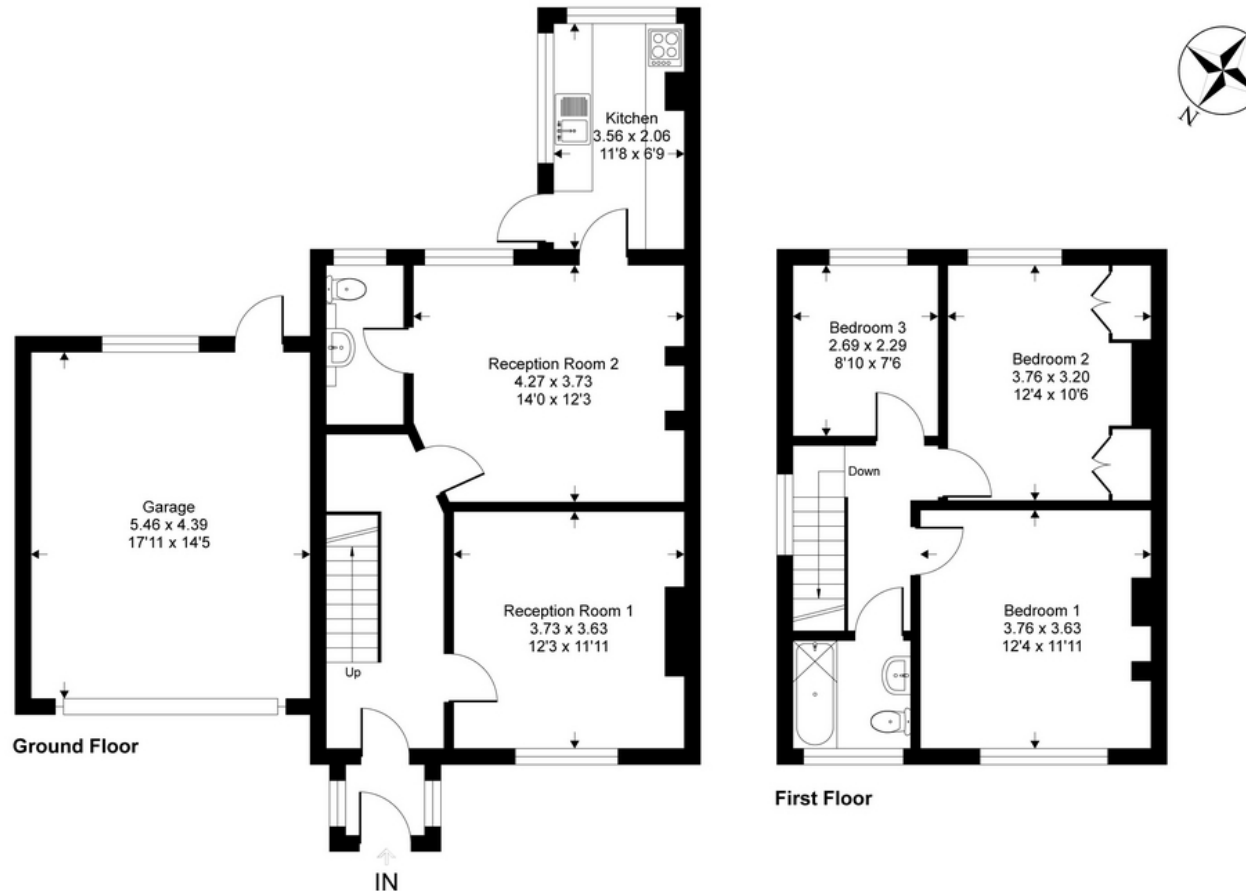








# **Kimberley Cottages, TN33** Approximate Gross Internal Area = 119 sq m / 1286 sq ft (includes garage)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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**Tenure Type:** Freehold  
**Council Tax Band:**  
**Council Authority:**

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