



NANCY BRODRICK-LECAUDEY

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exp UK

Linley Drive, Hastings, TN34 2DB

Offers Over £365,000

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Descending the front steps through its own small gate and front garden you enter the front door and into a light filled corridor which leads to a LARGE LIVING ROOM: 16'8" X 12'2" (5.08m X 3.71m) and an original feature fireplace and light wooden flooring throughout.

BEDROOM 1: 12'4" x 11'7" (3.76m x 3.53m) - This large double bedroom at the front of the property has the continuation of the wooden flooring, large built in wardrobes and radiator.

BEDROOM 2: 11'7" x 7'2" (3.53m x 2.18m) - This is the smaller of the bedrooms but would be a fantastic guest bedroom and would work equally well as a children's room or home office.

BEDROOM 3: 12'3" x 11'8" (3.73m x 3.56m)- This is the largest, the master, found at the back of the property with views of the garden and is not overlooked at all.

KITCHEN: 12'2" x 11'2" (3.71m x 3.40m) - At the back of the property is the double aspect kitchen. There is ample space for a small dining room table and a free standing fridge. The back window looks onto the the elevated balcony.

The BATHROOM/ SHOWER ROOM: 7'2" x 7'1" (2.18m x 2.16m) situated next to the kitchen has a corner shower cubicle, the WC and wash hand basin.

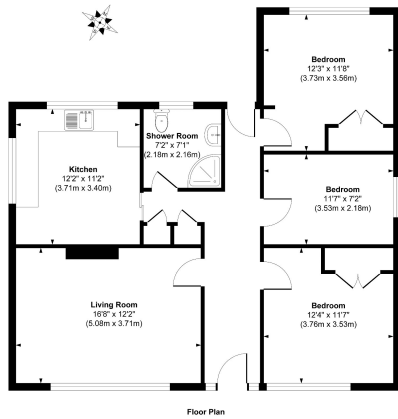
OUTSIDE LIVING

The back door leads out onto steps that take you directly down to the back garden or onto the elevated wooden balcony. On the lower back garden there is a small lawn and shrubs and plants surrounding. This is currently a workshop space and motorcycle storage but there is scope to convert this into further living space subject to planning.

GARAGE

To the side of the property is a shared driveway down to your private garage with an up and over wooden door.





Approx. Gross Internal Floor Area 938 sq. ft / 87.14 sq. m
Estimation for information purposes only, measurements are approximate, not to scale.
 Produced by Emerald Property

- 3 Bedroom Bungalow
- Private Rear Garden
- Council Tax Band - D
- Elevated Rear Balcony
- Detached Garage
- Double Aspect Kitchen
- HUGE potential to convert further living space



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		