



Teasel Ivyhouse Lane, Hastings, TN35 4NN

A THREE DOUBLE BEDROOM SEMI DETACHED COTTAGE SITUATED ON THE NORTHERN OUTSKIRTS OF HASTINGS IN A SEMI RURAL LOCATION ENJOYING EXTENSIVE AND OPEN VIEWS TO THE REAR OVER ADJOINING COUNTRYSIDE & PADDOCKS.

This deceptive period property originates from the mid 18th Century and was latterly extended providing accommodation to include a 23'5 living room/diner with feature brick fireplace and French doors onto the rear gardens, three double bedrooms with a en-suite family bathroom/w.c (potential to make a Jack n Jill bathroom from the hallway), a 14'8 x 6'0 kitchen with separate adjoining utility room (could be made into one room, subject to consents) and the main bedroom also has French doors which lead out onto the rear decking with wonderful views beyond. In addition, there is a driveway to the front providing off road parking, side access and the rear gardens back onto open fields and paddocks with views beyond.

The cottage is also located close to local walks as well as The Ridge with access to local schools, Conquest Hospital, amenities in Ore Village and local bus services connecting to surrounding locations. The A21 is approximately 1 mile along The Ridge and connects to Tunbridge Wells and London. Hastings has its historic Old Town and sea front with mainline railway station to London.

Viewing is considered essential with Sole agent Charles & Co. to appreciate the layout which could be changed (subject to the necessary consents) to suit a buyers own preference and requirements.

Price £375,000

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- Semi Detached Period Cottage
- Three Double Bedrooms
- Originates from Circa 1750
- To Be Sold Chain Free
- Semi Rural Location
- 23'5 Living Room/Diner
- Flexibility of Accommodation
- Outstanding Views to the Rear
- Family Bathroom/W.C
- Off Road Parking

Front Door into

Kitchen

14'8 x 6'0 (4.47m x 1.83m)

Living Room/Diner

23'5 x 9'6 plus recess (7.14m x 2.90m plus recess)

Inner Hall

Bedroom One

11'8 x 11'4 (3.56m x 3.45m)

Family Bathroom/W.C

7'10 x 7'8 (2.39m x 2.34m)

Bedroom Two

11'8 x 11'2 (3.56m x 3.40m)

Bedroom Three

11'4 x 11'3 (3.45m x 3.43m)

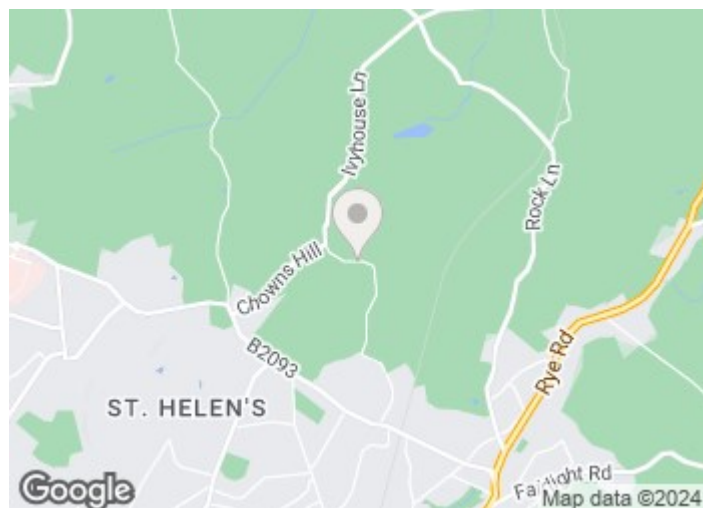
Utility Room/W,C

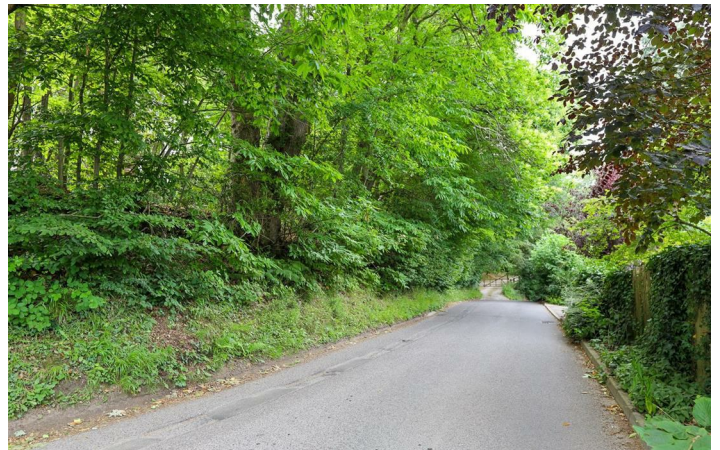
10'0 x 6'0 (3.05m x 1.83m)

Outside

Front Garden

Rear Garden





Floor Plan

GROUND FLOOR
913 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		