



8 Hazelwood View, Hastings, TN35 4FA

AN IMMACULATELY PRESENTED FOUR/FIVE BEDROOM DETACHED FAMILY HOUSE SITUATED WITHIN THIS QUIET RESIDENTIAL CUL-DE-SAC JUST OFF ROCK LANE AND BACKING ONTO A PADDOCK WITH COUNTRYSIDE VIEWS BEYOND. THERE ARE LOCAL SCHOOLS AND AMENITIES IN ORE VILLAGE AS WELL AS ORE TRAIN STATION, LOCAL COUNTRYSIDE WALKS AND DIRECT ACCESS FROM RYE ROAD CONNECTING TO THE HISTORIC TOWNS OF HASTINGS & RYE.

The property was built in 2019 to a high specification and provides spacious accommodation throughout to include a 19ft Reception Hallway with Downstairs Cloakroom/W.C., a Study which can be used as Bedroom Five and a 16'11 x 14'5 dual aspect Living Room with Bi-fold leading to and overlooking the rear gardens. There is also an impressive 19'10 x 11'11 Kitchen/Diner with integrated Neff Appliances, Bi-fold doors to the rear garden and there is also a separate Utility Room. From the 26ft Galleried Landing, there are four double bedrooms, each with fitted wardrobes and the two principal bedrooms have en-suite Shower Rooms.

In addition, there is a large family Bathroom with separate Shower cubicle, a Driveway providing Off Road Parking and turnaround, an integral Garage and the level Patio & Lawned Rear Garden enjoys a south westerly aspect with open fields beyond. Further benefits include gas fired central heating with under floor heating to the ground floor, upvc double glazing throughout, exposed Oak flooring to the ground floor and there is approx. 5 years Build Warranty remaining for the house. There is also a contribution of £22.40pcm for the upkeep of the cul-de-sac's communal areas. Viewing is by prior appointment and considered essential to appreciate this beautiful detached family home.

Price £625,000

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- Detached 4/5 Bedroom Family House
- Immaculately Presented Throughout
- Quiet Cul-de-Sac Location
- Close to Local Schools & Amenities
- Fitted Kitchen/Diner & Utility Room
- Bi-fold Doors to Lounge & Kitchen
- Two En-Suites & Family Bathroom
- Driveway & Integral Garage
- Level South Westerly Rear Gardens
- Viewing Considered Essential

Reception Hall

18'11 x 6'7 (5.77m x 2.01m)

Downstairs Cloakroom

5'9 x 3'3 (1.75m x 0.99m)

Living Room

16'11 x 14'5 (5.16m x 4.39m)

Kitchen/Diner

19'10 x 11'11 (6.05m x 3.63m)

Utility Room

11'11 x 5'2 (3.63m x 1.57m)

Study/Bedroom Five

11'11 x 8'10 (3.63m x 2.69m)

First Floor Galleried Landing

26'7 x 6'7 (8.10m x 2.01m)

Bedroom One

13'8 x 11'11 (4.17m x 3.63m)

En-Suite Shower Room/W.C

6'6 x 5'10 (1.98m x 1.78m)

Bedroom Two

13'7 x 12'0 (4.14m x 3.66m)

En-Suite Shower Room/W.C.

9'7 x 7'11 max (2.92m x 2.41m max)

Bedroom Three

11'3 x 10'0 (3.43m x 3.05m)

Bedroom Four

10'11 x 9'11 (3.33m x 3.02m)

Family Bath/Shower Room

9'11 x 8'3 max (3.02m x 2.51m max)

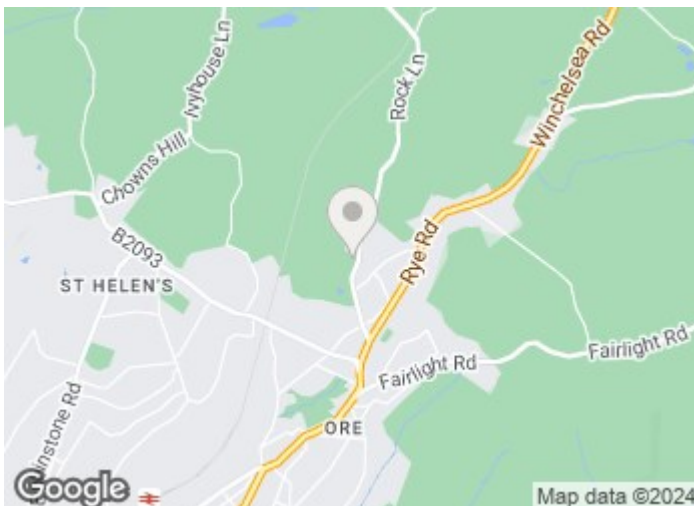
Outside

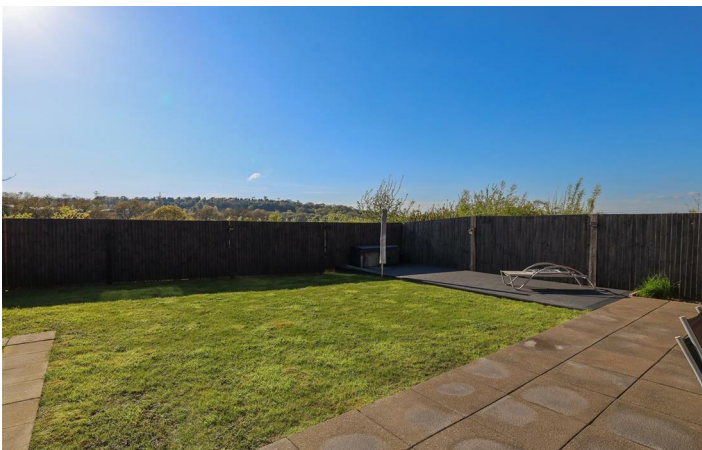
Front Garden

Integral Garage

19'3 x 9'9 (5.87m x 2.97m)

Rear Garden

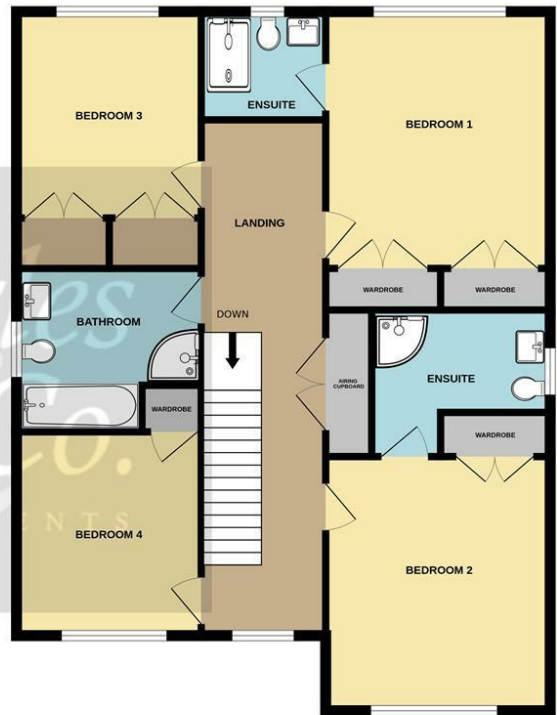




Floor Plan

GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.

1ST FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 2006 sq.ft. (186.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	