



### 3 The Byeway, Hastings, TN34 2AY

A TWO/THREE BEDROOM DETACHED BUNGALOW SET BACK WITHIN A SMALL RESIDENTIAL CUL-DE-SAC CLOSE TO ST HELENS WOODS AS WELL AS LOCAL SCHOOLS & AMENITIES WITH THE BENEFIT OF PLANNING APPROVAL (HS/FA/22/00019) TO CONVERT THE LOFT WITH TWIN DORMER WINDOWS & PROVIDING TWO FURTHER BEDROOMS WITH AN EN-SUITE.

The property offers well presented accommodation to include a 17'2 x 11'3 dual aspect living room with feature fireplace & fitted wood burner, an impressive fitted kitchen with integrated appliances & breakfast bar, two double bedrooms (with bespoke fitted wardrobes to the main bedroom) and a contemporary family bathroom with stand alone roll top bath & separate shower cubicle. There is also a dining room which could currently be used as a third bedroom or study and has access to the loft which has been partially converted to provide a guest bedroom with a separate shower room.

Outside, there is a landscaped front garden and a 38ft block paved driveway providing off road parking leading to an integral garage which also has a rear utility room. The rear gardens are a particular feature being laid to lawn with a raised patio area, the perfect space for entertaining and al fresco dining. Further benefits include gas fired central heating, double glazing and the property is to be sold CHAIN FREE. Viewing strictly by appointment with Charles & Co.

Offers in excess of £425,000

## 3 The Byeway, Hastings, TN34 2AY



- Two/Three Bedroom Detached Bungalow
- Stunning Kitchen/Breakfast Room
- Driveway & Integral Garage
- Early Viewing Recommended
- Planning Approval to convert Loft
- Contemporary Bath/Shower Room
- Lawned Garden & Large Patio
- Dual Aspect Living Room
- Attic Room with Shower Room
- Immaculately Presented

### Entrance Lobby

### Entrance Hall

### Living Room

17'2 x 11'3 (5.23m x 3.43m)

### Kitchen

12'3 x 9'11 (3.73m x 3.02m)

### Dining Room/Bedroom Three

8'1 x 6'9 (2.46m x 2.06m)

### Bedroom One

16'3 x 10'2 (4.95m x 3.10m)

### Bedroom Two

11'3 x 10'3 (3.43m x 3.12m)

### Family Bath/Shower Room

7'9 x 6'7 (2.36m x 2.01m)

### Door & Stairs from Dining Room

### Attic Space

### Landing

### Attic Room

14'2 x 9'0 (4.32m x 2.74m)

### Shower Room/W.C

### Loft Room

12'0 x 6'0 (3.66m x 1.83m)

### Outside

### Front Garden

38'0 (11.58m)

### Driveway

38'0 x 12'0 (11.58m x 3.66m)

### Integral Garage

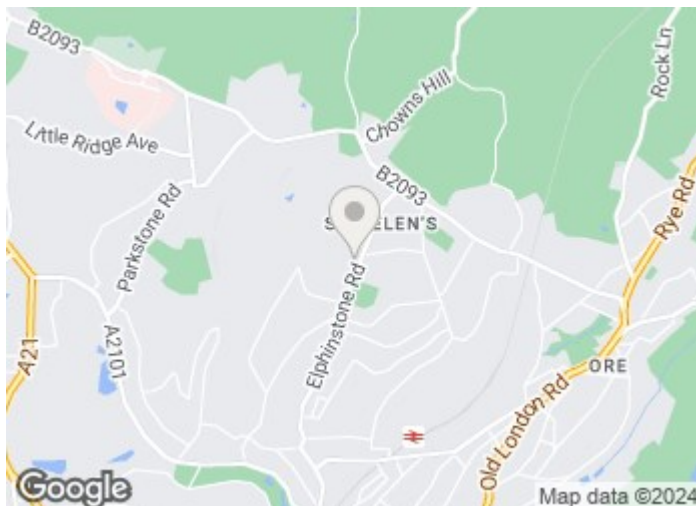
15'8 x 9'5 (4.78m x 2.87m)

### Utility Room

9'0 x 7'0 (2.74m x 2.13m)

### Rear Garden

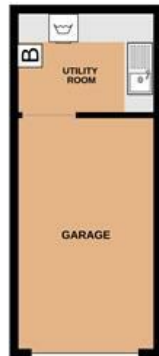
60'0 x 48'0 (18.29m x 14.63m)





# Floor Plan

GARAGE  
228 sq.ft. (21.1 sq.m.) approx.



GROUND FLOOR  
3028 sq.ft. (281.5 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1073sq.ft. (99.7 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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Tel: 01424 259675 Email: [charles@charlesco.uk](mailto:charles@charlesco.uk) [www.charlesco.uk](http://www.charlesco.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	