



7 Oakfield Road, Hastings, TN35 5AX

AN EXTENDED AND SPACIOUS THREE BEDROOM FAMILY HOUSE, IDEALLY SITUATED WITHIN IMMEDIATE WALKING DISTANCE OF LOCAL AMENITIES IN ORE VILLAGE, LOCAL PRIMARY & ACADEMY SCHOOLS, BUS SERVICES AND ORE TRAIN STATION. HASTINGS TOWN CENTRE PROVIDES COMPREHENSIVE SHOPPING & LEISURE FACILITIES INCLUDING THE HISTORIC HASTINGS OLD TOWN, SEA FRONT AND MAINLINE RAILWAY STATION CONNECTING TO LONDON.

The property provides versatile accommodation arranged over two floors to include an impressive 21'4 x 14'11 max open plan kitchen/diner with integrated appliances, a built-in storage cupboard and French doors leading to the rear raised decked area. There is also a downstairs cloakroom/w.c and a separate lounge to the front. To the first floor there is a main double bedroom, a modern family bathroom/w.c and from the landing there is an 11'8 x 10'10 inner landing area/study or dressing room. In addition, there are two further bedrooms to the rear and outside there is a driveway to the front providing off road parking and 40ft decked rear garden.

Further benefits include gas fired central heating, double glazing and the property is available CHAIN FREE. Viewing is strictly by appointment with sole agents, Charles & Co. and is considered essential to appreciate this deceptively spacious home.

Offers in excess of £300,000

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- An Extended Three Bedroom House
- Situated in the Popular Ore Area
- 21'4 x 14'11 max Kitchen/Diner
- Separate 11'8 x 10'10 Lounge
- Downstairs Cloakroom/W.C
- First Floor Study/Dressing Room
- Modern Family Bathroom/W.C
- Driveway with Off Road Parking
- 40ft Decked Rear Garden
- Close To Amenities & Schools

Entrance Hall

Kitchen/Diner

21'4 x 14'11 (6.50m x 4.55m)

Downstairs W.C

Lounge

11'8 x 10'10 (3.56m x 3.30m)

First Floor Landing

Bedroom One

11'8 x 10'10 (3.56m x 3.30m)

Family Bathroom/W.C

Study Area or Dressing Room

11'0 x 9'0 (3.35m x 2.74m)

Bedroom Two

11'10 x 7'2 (3.61m x 2.18m)

Bedroom Three

11'10 x 7'2 (3.61m x 2.18m)

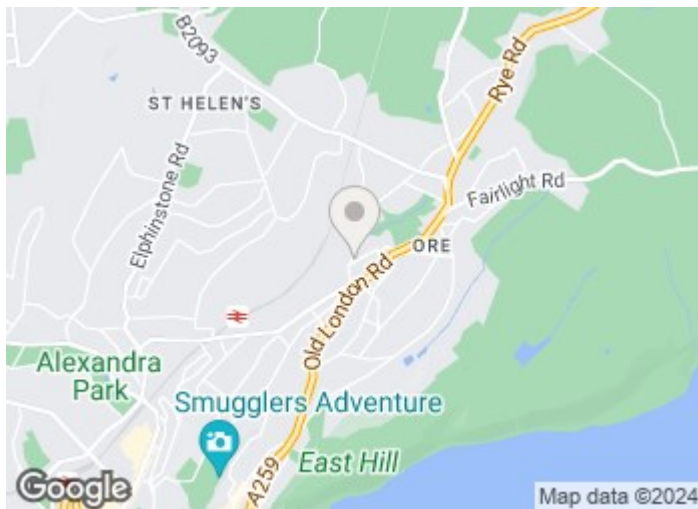
Outside

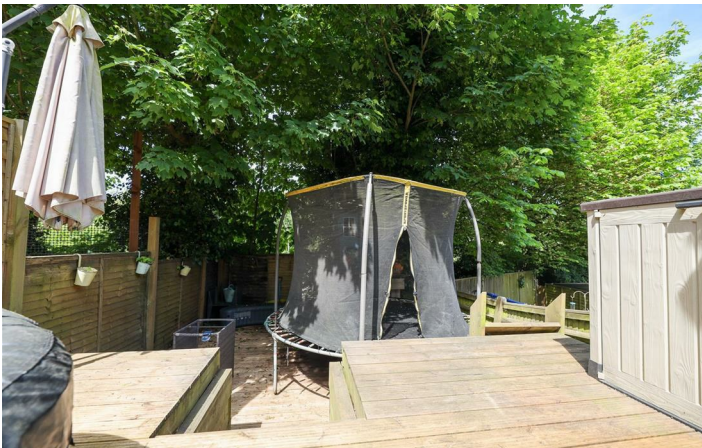
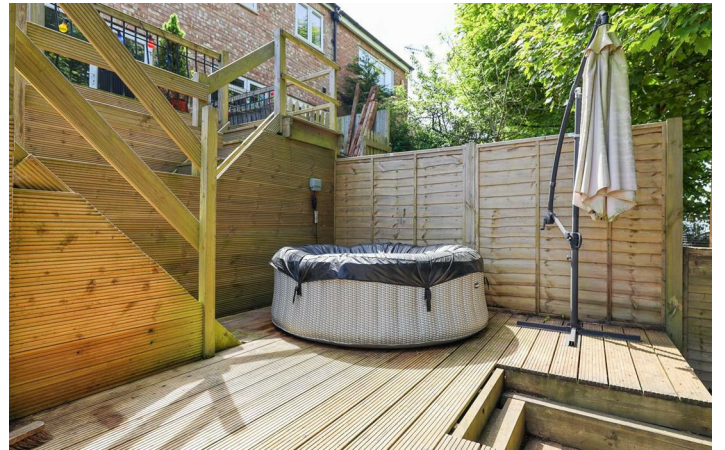
Front Garden

Driveway

Rear Garden

40'0 (12.19m)





Floor Plan



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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	