



138 Frederick Road, Hastings, TN35 5AU

AN IMMACULATELY PRESENTED FIVE BEDROOM MODERN TOWNHOUSE, SITUATED IN THE POPULAR ORE AREA OF HASTINGS CLOSE TO ORE TRAIN STATION AS WELL AS LOCAL AMENITIES, BUS SERVICES AND LOCAL SCHOOLS. THERE IS A DRIVEWAY, INTEGRAL GARAGE/UTILITY & STORE AND ENCLOSED REAR GARDENS, PERFECT FOR AL FRESCO DINING.

The property provides versatile accommodation, arranged over three floors to include a downstairs cloakroom/w.c, a 15'7 x 10'9 kitchen/breakfast room with built-in appliances & patio doors leading to the rear gardens, an 18'2 x 15'7 max living room with Juliette balcony, two first floor bedrooms with bedroom five being an ideal study/home office. To the second floor there are three further bedrooms with the main bedroom enjoying an en-suite shower room/w.c and there is also an impressive family bathroom with stand alone bath & mood lighting.

Outside, there is a driveway to the front providing off road parking for up to two cars and the integral garage has been split into a utility room with a store room to the front. The 35ft rear garden provides an enclosed patio area with central steps up to a raised terrace with outside dining area and timber store shed. Further benefits include gas fired central heating, double glazing and an early viewing is considered essential to appreciate this beautiful family home in such a popular location.

Price £389,950

138 Frederick Road, Hastings, TN35 5AU



- An Immaculate Three Storey Townhouse
- Local Schools & Amenities
- En-Suite to Main Bedroom
- Driveway & Enclosed Gardens
- Popular Ore Area of Hastings
- 15'7 x 10'9 Kitchen/Breakfast Room
- Impressive Family Bathroom/W.C
- Close to Ore Train Station
- Living Room with Juliette Balcony
- Integral Garage/Utility & Store

Entrance Hall

19'0 length (5.79m length)

Downstairs Cloakroom/W.C

Kitchen/Breakfast Room

15'7 x 10'9 (4.75m x 3.28m)

First Floor Landing

Living Room

18'2 x 15'7 max (5.54m x 4.75m max)

Bedroom Three

10'11 x 8'6 (3.33m x 2.59m)

Bedroom Four/Study

7'10 x 6'10 (2.39m x 2.08m)

Second Floor Landing

Bedroom One

12'1 x 11'8 (3.68m x 3.56m)

En-Suite Shower Room/W.C

Bedroom Two

11'2 x 8'6 (3.40m x 2.59m)

Bedroom Five

7'10 x 6'10 (2.39m x 2.08m)

Family Bathroom/W.C

7'9 x 7'4 (2.36m x 2.24m)

Outside

Front Garden

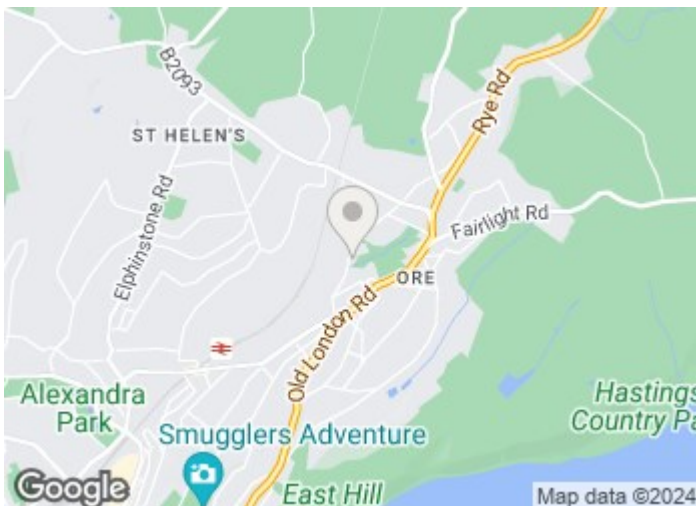
Driveway

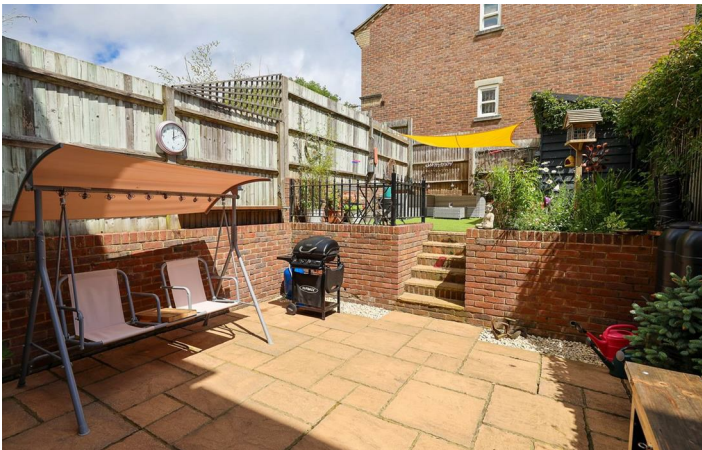
Integral Garage

18'6 x 8'3 (5.64m x 2.51m)

Rear Garden

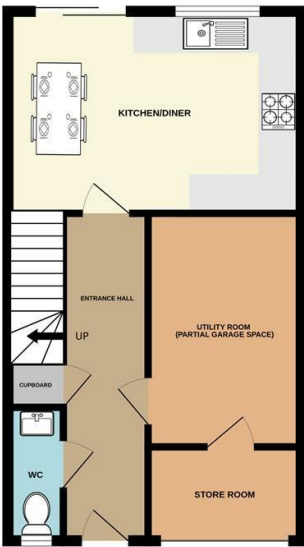
35'0 (10.67m)



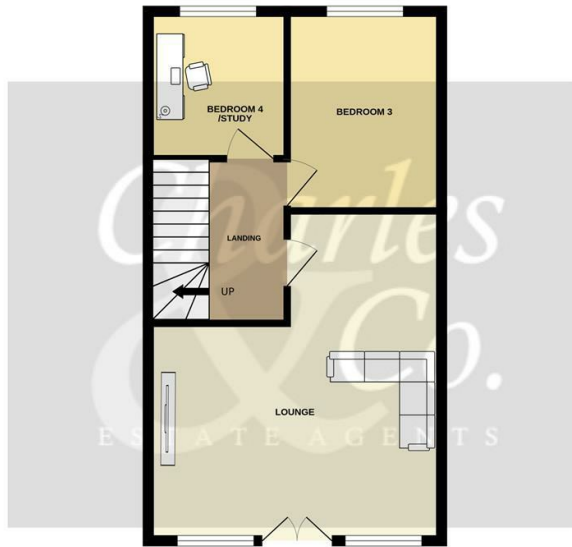


Floor Plan

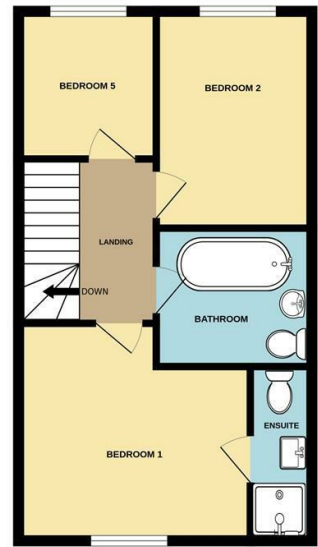
GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



2ND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1315 sq.ft. (122.1 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.
Made with Metropix ©2024.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01424 259675 Email: charles@charlesco.uk www.charlesco.uk

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	