



43 Ashford Way, Hastings, TN34 2HG

A BEAUTIFULLY PRESENTED AND IMMACULATE TWO DOUBLE BEDROOM DETACHED BUNGALOW IN THIS POPULAR HASTINGS LOCATION CLOSE TO THE TOWN CENTRE, ALEXANDRA PARK WITH BUS SERVICES FROM ASHFORD WAY CONNECTING TO SURROUNDING LOCATIONS. THIS IS A STUNNING HOME AND MUST BE VIEWED TO BE APPRECIATED.

The property has been subject to significant improvements in recent years by the current owner and provides comfortable, open plan accommodation to include a living room/diner with feature fireplace and opens up into the modern kitchen which includes integrated Neff & Zanussi appliances, a breakfast bar and double glazed French doors leading to and overlooking the rear gardens. Both bedrooms are doubles with bedroom one overlooking the rear garden and there is also a contemporary family shower room/w.c. with walk-in double shower enclosure and attractive vanity unit & wash basin.

Outside, there is a driveway to the side providing off road parking which leads to the 16ft x 8ft Garage and in addition, there is a 40ft deep x 50ft wide lawned rear garden which is tiered on two levels with a timber garden summerhouse and there is access around the bungalow to both sides. Further benefits include gas fired central heating (new Worcester Bosch Boiler in 2020), new electrics in June 2024, upvc double glazing and oak flooring to the kitchen and open plan reception rooms. Early viewing is considered essential with Charles & Co. to secure this key turn bungalow in such a sought after and quiet Hastings location.

Price £335,000

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- Immaculate Detached Bungalow
- Two Double Bedrooms
- Open Plan Kitchen/Lounge & Diner
- Kitchen with Integrated Appliances
- Lounge/Diner with Feature Fireplace
- Contemporary Shower Room/w.c.
- Driveway & Garage
- 40ft x 50ft Lawned Rear Gardens
- Double Glazing & G.C.H
- Close to Town & Alexandra Park

Double Glazed Entrance Door

Outside

Reception Hall/Diner

Front Garden

13'5 x 10'5 (4.09m x 3.18m)

Driveway

Living Room/Kitchen

24'9 x 10'11 (7.54m x 3.33m)

Garage

16'0 x 8'0 (4.88m x 2.44m)

Inner Hallway

8'0 x 2'10 (2.44m x 0.86m)

Rear Garden

40 x 50 (12.19m x 15.24m)

Bedroom One

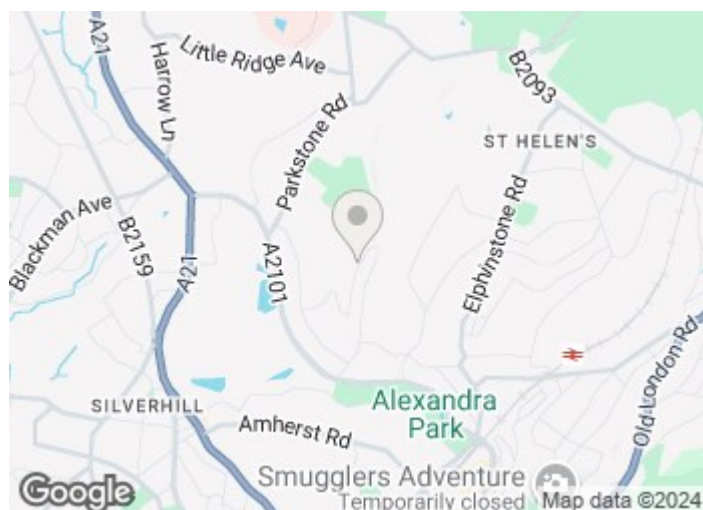
11'0 x 10'8 (3.35m x 3.25m)

Shower Room/W.C.

8'2 x 7'6 (2.49m x 2.29m)

Bedroom Two

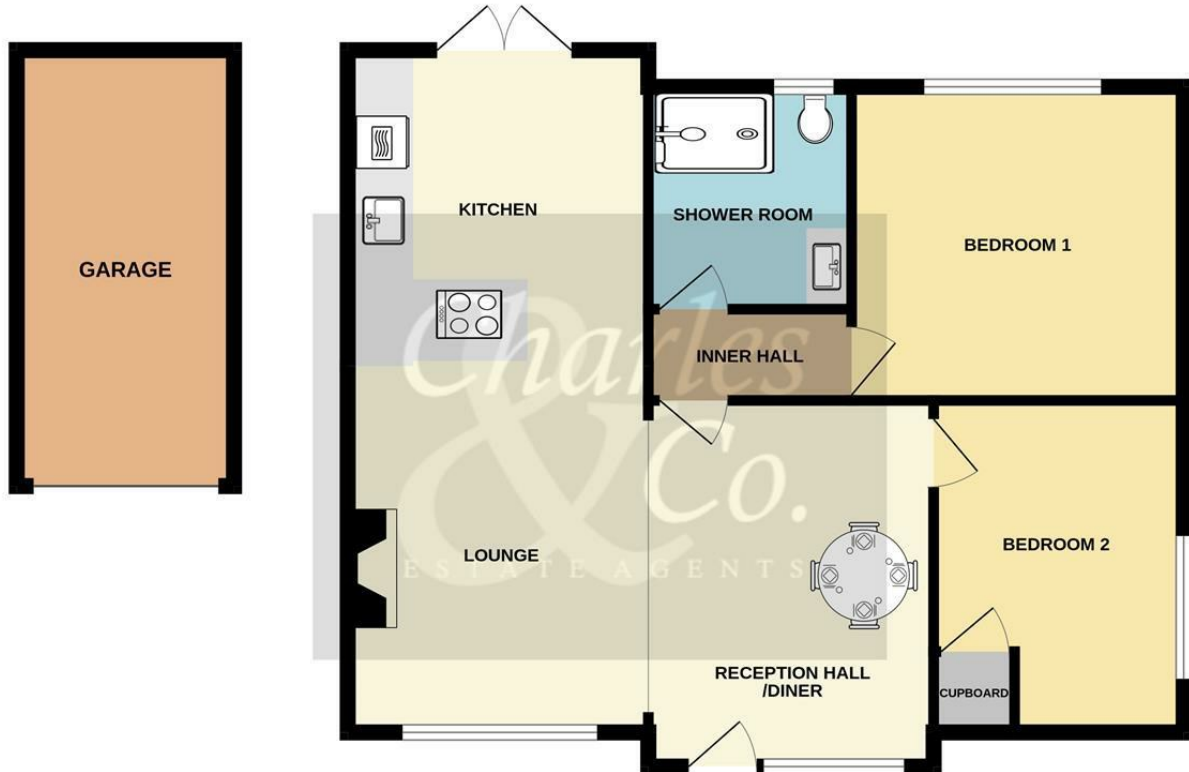
11'9 x 9'1 (3.58m x 2.77m)





Floor Plan

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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			86
(81-91) B			
(69-80) C		70	
(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	