



London Road

Hurst Green, East Sussex, TN19 7QP

Offers in excess of £200,000 Freehold

Wyatt  
Hughes



# LONDON ROAD, HURST GREEN, EAST SUSSEX, TN19 7QP

OFFERS IN EXCESS OF £200,000 FREEHOLD

This two-bedroom semi-detached house provides a straightforward and practical living space, perfect for first-time buyers or those looking to invest. The property is situated in a central location, offering excellent access to shops, transport links, and amenities.

The main living and dining area features a simple open-plan design, creating a space that is easy to adapt to different needs. Whether used for relaxing or hosting, the layout ensures functionality without unnecessary complexity.

The kitchen is compact but efficiently arranged, providing all the essentials in a way that maximizes available space. Designed for practicality, it serves its purpose while maintaining a clean and tidy appearance.

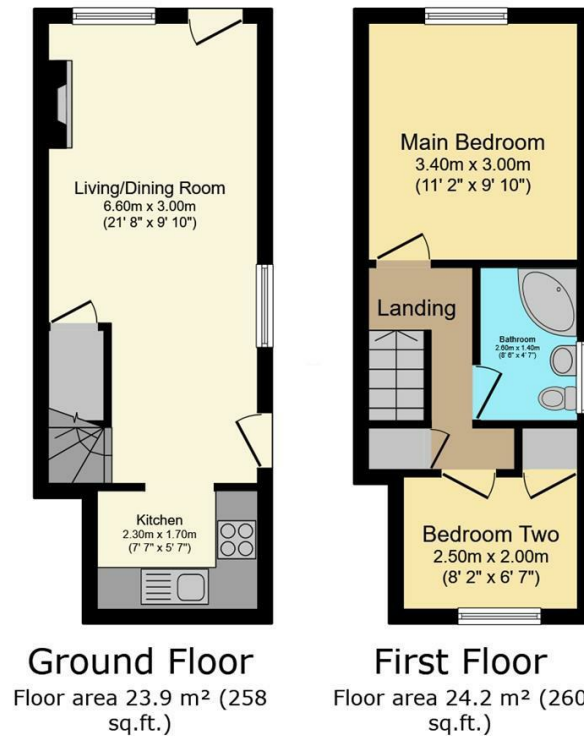
Upstairs, there are two bedrooms, both thoughtfully proportioned. The larger room offers plenty of space for furniture and personal touches, while the second bedroom is versatile, suitable for use as a home office, guest room, or nursery. A bathroom with a corner bath and overhead shower completes the upper floor.

The outdoor area adds further value, with a private garden that includes a shed for additional storage. Whether used for gardening, outdoor dining, or simply enjoying some fresh air, this space offers flexibility for a variety of uses.

This home is well-located for those seeking convenience, with everyday essentials within easy reach. An excellent option for anyone looking for a practical and well-positioned property.

• Two Bedrooms • Semi Detached • Garden • Gas Central Heating • Mains Services • Council Tax Band C






TOTAL: 48.1 m<sup>2</sup> (518 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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