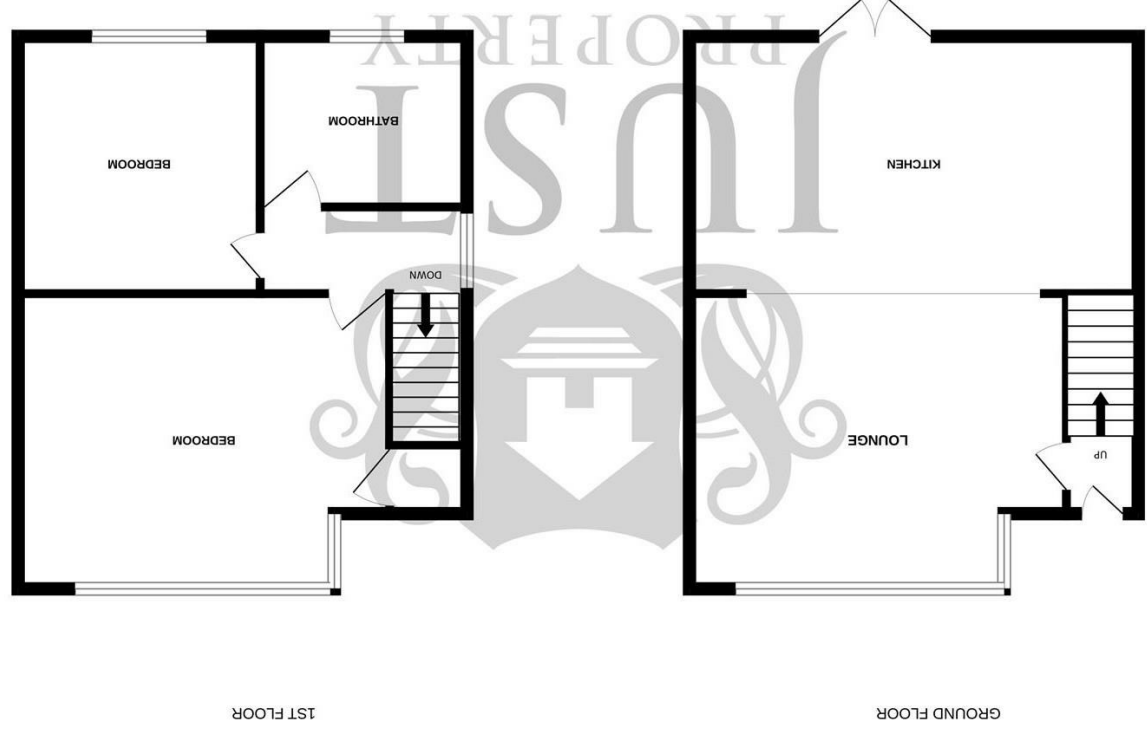
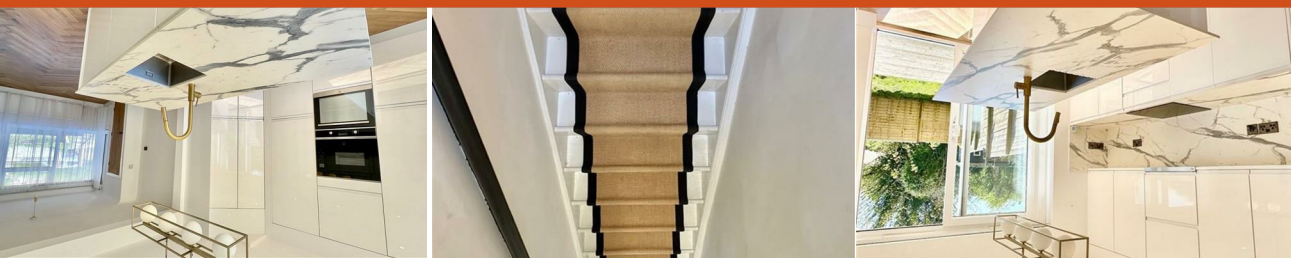


England & Wales	
EU Directive 2002/91/EC	
Current	Potential
40	77
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	



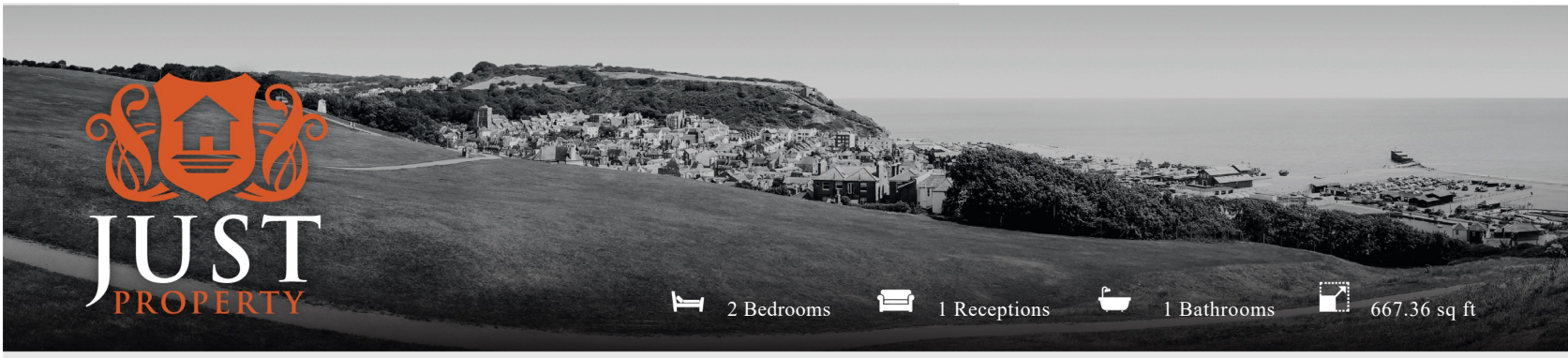
Whilst every attempt has been made to ensure the accuracy of the footprints contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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# FLOORPLANS

16 Greville Road, Hastings, TN35 5AL

[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms | 1 Receptions | 1 Bathrooms | 667.36 sq ft

16 Greville Road, Hastings, TN35 5AL

Freehold

# £267,500





Freehold

£267,500

2 Bedrooms 1 Receptions 1 Bathrooms 667.36 sq ft

## PROPERTY DETAILS

Just Property are delighted to introduce this CHAIN FREE, two bedroom semi-detached family home in the very desirable Greville Road. The location is ideal being close to Ore Village, within walking distance to local schools & shops. Ore Train Station can also be found a short distance away, with connections to Hastings, Battle & London.

Leading from the front door, the property provides accommodation to include an entrance hallway into the beautifully presented open-plan living room & brand-new kitchen/breakfast room which benefits from Herringbone style flooring, a kitchen island with breakfast bar and new patio sliding doors leading to the south facing rear garden. The kitchen benefits from fully integrated appliances including a tower fridge/freezer, dishwasher, washing machine/tumble dryer, and dual oven/microwave as well as a large pantry cupboard.

The first floor of the property consists of a landing, newly fitted bathroom with overhead shower, a 12'5" x 11'8" main bedroom to include a large storage cupboard and a further second double bedroom which benefits from fitted wardrobes and far reaching sea views.

To the outside of the property, there is an area of decking with steps leading down to a lawned garden which enjoys a southernly aspect.

Further benefits to this property includes a large front garden, side access, double glazing and new gas central heating boiler. There is also potential to create off road parking to the front, which the neighbouring property have done.

In addition, there is currently a parcel of land to the rear of the property backing onto Speckled Wood adjoining to the garden which the seller has applied to obtain ownership and would be looking to include within the sale of the property which creates potential for either a parking area or garage.

In line with the 1979 Estate Agency Act, we disclose that the seller works for the company.



## ROOM DIMENSIONS

Front Garden

Front Door

Hallway

Living Room Area  
12'1" x 11'11" (3.69 x 3.64)

Kitchen / Breakfast Area  
11'11" x 10'4" (3.65 x 3.15)

Stairs To Landing

Bathroom  
6'3" x 5'6" (1.93m x 1.70m)

Bedroom  
10'4" x 8'9" (3.15m x 2.67m)

Bedroom  
12'5" x 11'8" (3.81m x 3.58m)

South Facing Decked Garden

Lawned Rear Garden

## FEATURES

- CHAIN FREE
- New Kitchen & Breakfast Bar
- New Gas Central Heating Boiler
- South Facing Garden
- Semi-Detached
- New Bathroom
- Two Double Bedrooms
- Views Towards The Sea
- Close To Ore Village
- Front Garden

