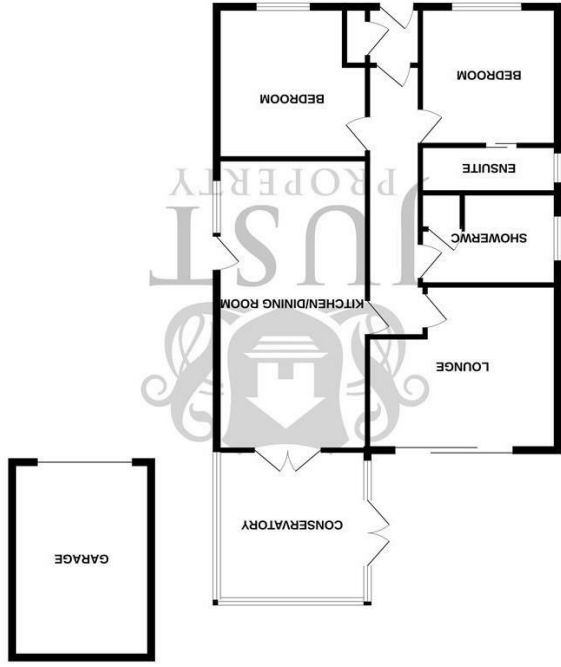


These plans have been made to show the general layout of the property and are not intended to be used as a contract. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	73
Potential	88



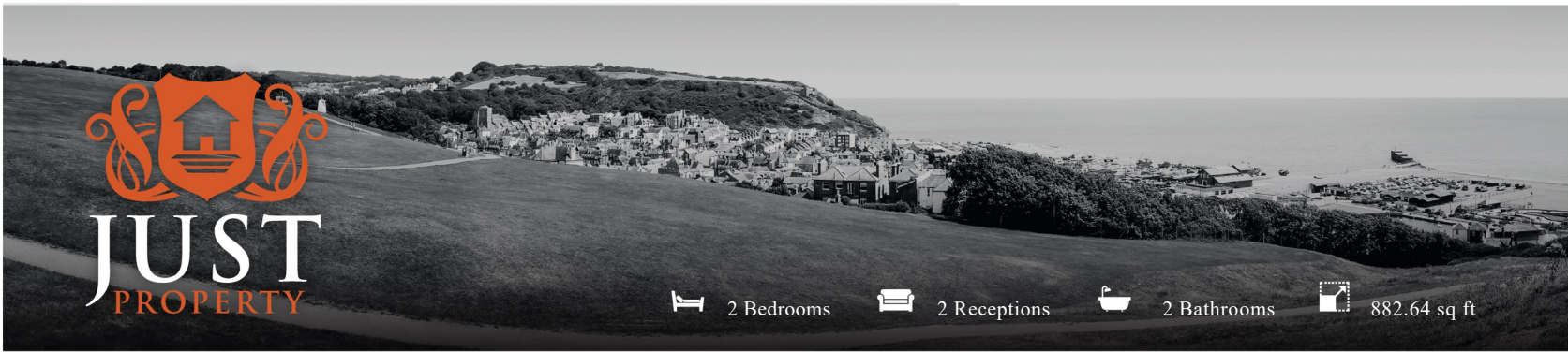
GROUND FLOOR



FLOORPLANS

1 Hemingford Rise, Hastings, TN35 5PG

www.justproperty.net



2 Bedrooms 2 Receptions 2 Bathrooms 882.64 sq ft

1 Hemingford Rise, Hastings, TN35 5PG

Freehold

£475,000





2 Bedrooms 2 Receptions 2 Bathrooms 882.64 sq ft

PROPERTY DETAILS

CHAIN FREE

A beautifully presented two bedroom DETACHED bungalow situated on a large plot, positioned behind electric gates on a private road within walking distance of Hastings Country Park. This property has never been on the market since it was built by a local reputable builder in 2006, so is considered to be a special one!

The property is located close to the shops and facilities of Ore village, it's positioned within a highly desirable area of Clive Vale and close to Hastings town centre. The stunning seafront and promenade of Hastings are close by as well as the historic Old Town of Hastings with its wonderful selection of cafes, restaurants and independent shops.

The property accommodation is beautifully presented and provides an entrance porch, leading through to a hallway with two double bedrooms, each with built-in wardrobes and one having an en-suite shower room, there is also a further family shower room/WC. A wonderful family lounge with sliding doors accessing the rear garden. A particular feature of the property is the open plan kitchen and dining area measuring in excess of 6m with built-in appliances and French doors leading to the rear conservatory.

Externally, the property has off-road parking for 2/3 vehicles or a caravan, a detached garage with the option to build an additional garage or work office (subject to planning) and an enclosed rear garden.

Further benefits of this property include gas fired central heating and UPVC double glazing as well as the option to extend the bungalow.

The property is available chain free via the vendors choice of sole agents, Just Property.



ROOM DIMENSIONS

Front Door	Kitchen / Dining Room 21'9" x 11'2" (6.65 x 3.42)
Entrance Porch	Conservatory 11'3" x 11'2" (3.45 x 3.41)
Coat Cupboard	Rear Garden
Hallway 19'7" (5.98)	Driveway
Bedroom 11'6" x 9'5" (3.52 x 2.89)	Detached Garage
En Suite Shower WC 9'0" x 2'11" (2.76 x 0.89)	Storage Garden Shed
Bedroom 11'6" x 11'2" (3.52 x 3.41)	
Boiler Cupboard	
Shower Room WC 11'1" x 5'7" (3.39 x 1.72)	
Family Lounge 15'7" x 12'2" max (4.76 x 3.71 max)	

FEATURES

- CHAIN FREE
- Detached Bungalow
- Two Bedrooms
- Off Road Parking and Garage
- Private Road and Electric Gated Entrance
- Beautiful Position
- Rear Conservatory
- Potential To Build Additional Garage/Work Office
- Enclosed Rear Gardens
- Excellent Condition

