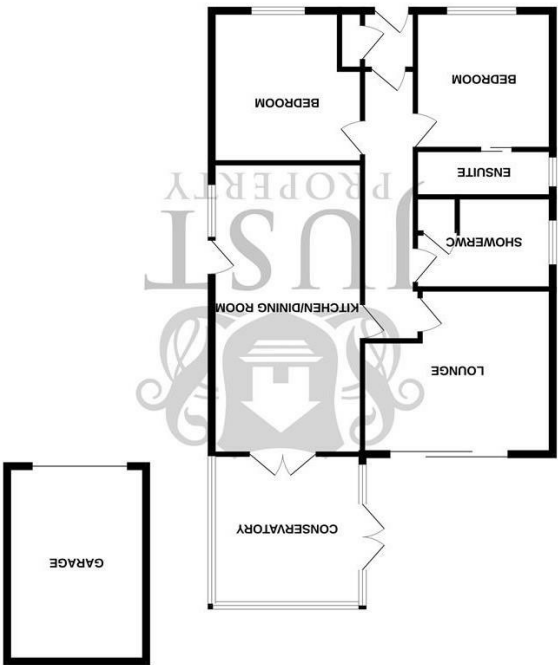




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	73
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		

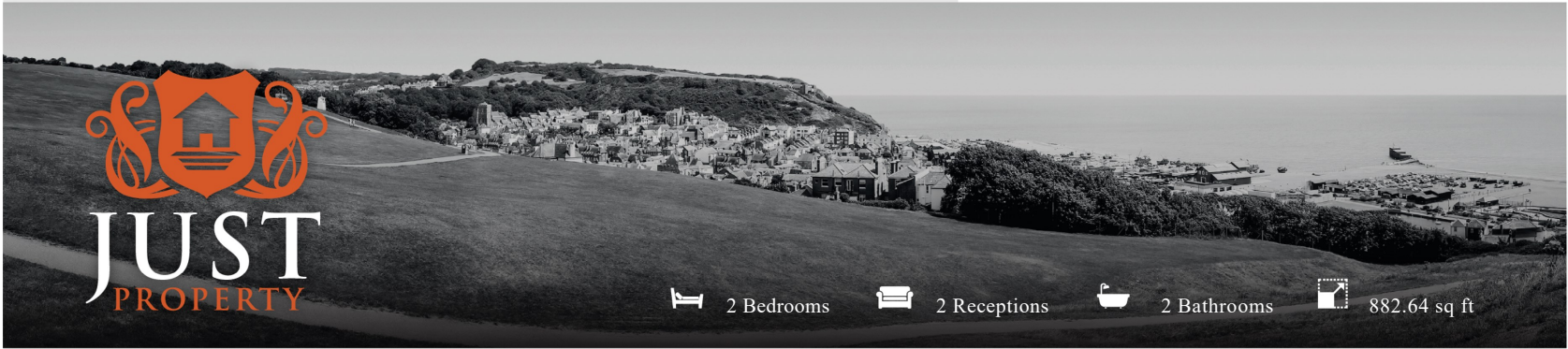
These energy ratings have been calculated to ensure the accuracy of the Energy Performance Certificate (EPC) and are based on the information provided in the EPC. The energy ratings are based on the information provided in the EPC and are not a guarantee of the energy performance of the property. The energy ratings are based on the information provided in the EPC and are not a guarantee of the energy performance of the property.



GROUND FLOOR



www.justproperty.net



2 Bedrooms 2 Receptions 2 Bathrooms 882.64 sq ft

1 Hemingford Rise, Hastings, TN35 5PG

Freehold

£475,000





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

Entrance Porch

Coat Cupboard

Hallway

19'7" (5.98)

Bedroom

11'6" x 9'5" (3.52 x 2.89)

En Suite Shower WC

9'0" x 2'11" (2.76 x 0.89)

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)

Kitchen / Dining Room

21'9" x 11'2" (6.65 x 3.42)

Conservatory

11'3" x 11'2" (3.45 x 3.41)

Rear Garden

Driveway

Detached Garage

Storage Garden Shed

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

