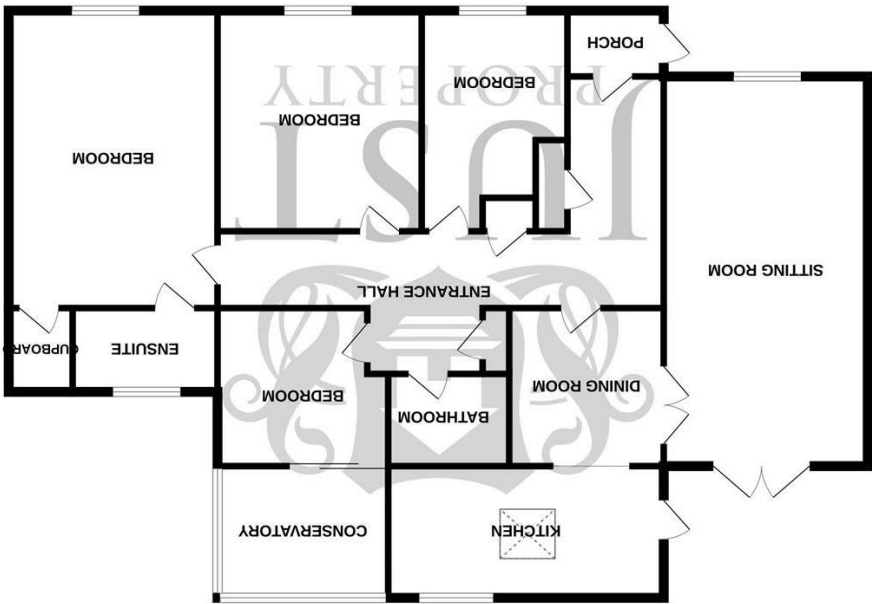





While every attempt has been made to ensure the accuracy of the layout contained here, measurements of rooms, windows, doors and any other items are approximate and responsibility is taken by any prospective purchaser. The service, system and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

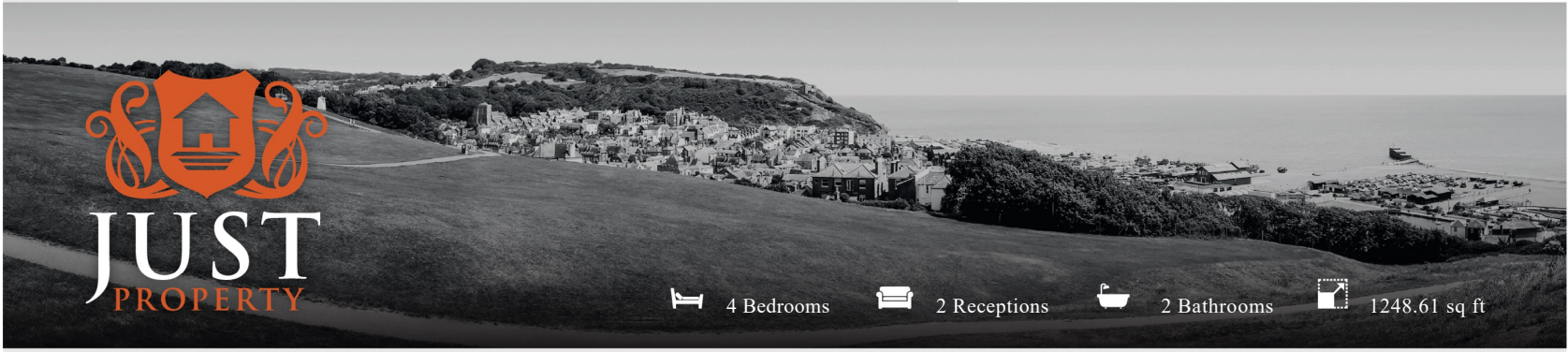


GROUND FLOOR

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



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2 The Heights, Hastings, TN35 5EP

Freehold

£440,000







Freehold

£440,000



4 Bedrooms



2 Reception



2 Bathrooms



1248.61 sq ft

## PROPERTY DETAILS

An opportunity to acquire a four bedroom, two reception room detached bungalow occupying an elevated position within a favoured residential cul-de- Sac location on the northern outskirts of Hastings enjoying views from the front elevation over Hastings towards the English Channel. The property is also situated close to Hastings Country Park, local countryside walks, local amenities in Ore Village, local schools and bus routes.

There is deceptive accommodation to include a 22'0 x 12'0 dual aspect living room with double glazed French doors opening on to the rear garden and a separate dining room with an adjoining 15'7 x 7'10 fitted kitchen with feature glass roof. In addition, there is an en-suite shower room/w.c to the main bedroom, dressing room, a family bathroom, conservatory and three further bedrooms.

There is also a double width driveway providing off road parking, two garages with electric doors and adjoining shed. The property occupies an elevated plot with lawned and patio gardens where the most amazing views over the English Channel towards Beachy Head can be enjoyed. Further benefits include under floor heating, air conditioning and double glazing. There are also new railings and steps to the front of the property.

Viewing is considered essential with sole agents, Just Property.



## ROOM DIMENSIONS

Front Door

Entrance Porch

Entrance Hall

Dining Room  
9'7" x 9'1" (2.92 x 2.77)

Kitchen  
15'7" x 7'10" (4.75 x 2.39)

Living Room  
22'0" x 12'0" (6.71 x 3.66)

Bedroom  
13'6" x 12'4" (4.11 x 3.76)

En-suite Shower Room and Dressing Room

Bedroom  
13'2" x 9'2" (4.01 x 2.79)

Bedroom  
10'2" x 9'3" (3.10 x 2.82)

Conservatory

Bedroom  
9'7" x 9'0" (2.92 x 2.74)

Bathroom/W.C  
7'3" x 5'5" (2.21 x 1.65)

Off Road Parking

Two Garages

Gardens

## FEATURES

- Detached Bungalow
- Four Bedrooms
- Elevated Position
- Enjoys Views to Sea
- Two Reception Rooms
- 15'7 Fitted Kitchen
- En-suite & Bathroom
- Fantastic Secluded Gardens
- Two Garages & Parking
- Viewing Advised

