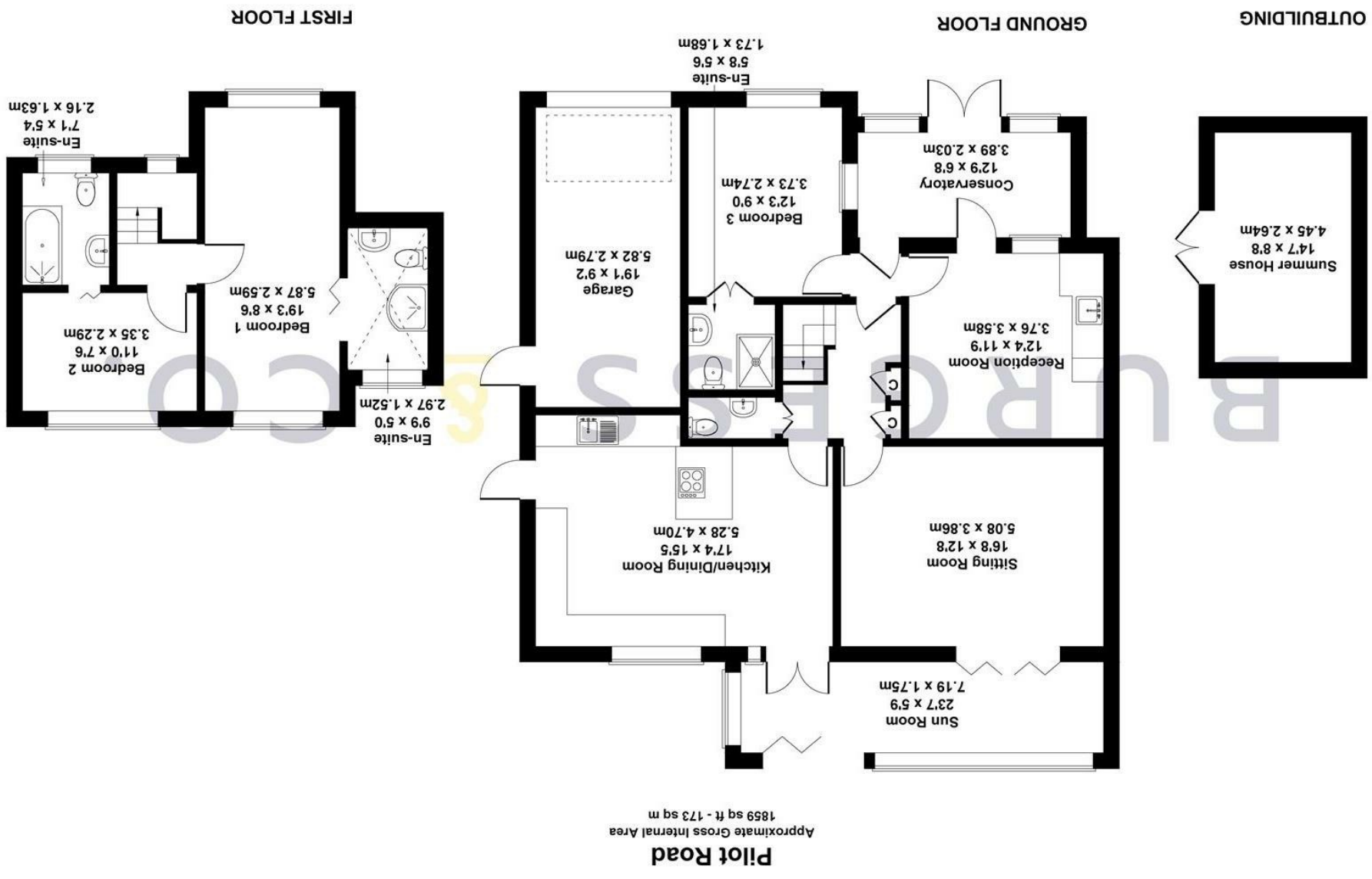




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BURGESS & CO. 97 Pilot Road, Hastings, TN34 2AU
01424 222255

Offers Over
£375,000 Freehold



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Burgess & Co are delighted to present to the market this extended semi detached bungalow, situated in the highly sought-after Blacklands area of Hastings and enjoying far reaching roof top views. Ideally located within easy reach of local shopping facilities, local schools, the nearby picturesque St Helens Woods, Alexander Park and bus routes providing access to Hastings Town Centre with its comprehensive range of shopping, sporting & recreational facilities, mainline railway station, seafront and promenade. This spacious accommodation offers DUAL LIVING and comprises three double bedrooms all with en-suites, an open plan fitted kitchen/dining room, a fitted family bathroom, a large living room, an additional reception room currently housing a secondary kitchen/sitting room, a front facing conservatory and a rear sun room. To the outside there is a driveway leading to an integral single garage, a sweeping path to the entrance and to the rear there is an extensive, well maintained tiered garden with several patio areas and summer-house/office. Further benefits include gas central heating, double glazing and a good standard of decoration throughout. Viewing is highly recommended by vendor sole agents to appreciate the size and quality of this family bungalow.

Front Conservatory

12'9 x 6'8

With light & power connected, radiator, fitted blinds, double glazed windows, double glazed French doors to the front. Double glazed door to

Inner Hall

With door to Bedroom Three, door to Inner Hall, further door to

Reception Room

12'4 x 11'9

With radiator, secondary kitchen with matching wall & base units, inset sink unit, fitted eye level oven, space for fridge/freezer, aqua panelling, double glazed door to Front Conservatory.

Bedroom Three

12'3 x 9'0

With radiator, double glazed window to the front, double glazed window to the conservatory. Door to

En-suite Shower Room

5'8 x 5'6

Comprising shower cubicle with handrail, vanity unit with inset wash hand basin, low level w.c, aqua panelling, heated towel radiator.

Inner Hall

With radiator & decorative cover, two storage cupboards, downstairs storage cupboard, stairs to First Floor.

Downstairs W.C

Comprising low level w.c, partly aqua-panelled walls, vanity unit with inset wash hand basin, heated towel radiator.

Living Room

16'8 x 12'8

With radiator, feature gas fireplace, double glazed sliding doors to

Sun Room

23'7 x 5'9

With laminate flooring, vertical radiator, light & power connected, double glazed windows & roof, double glazed sliding door to the rear. Double glazed door to

Kitchen/Diner

17'4 x 15'5

Comprising matching range of wall & base units, inset gas hob with integrated extractor fan, inset sink unit, integrated dishwasher, integrated fridge & freezer, fitted eye level double oven, hanging lights, breakfast bar area, radiator, space for table & chairs, door to Hall, double glazed slit window to the conservatory, double glazed window to the rear, double glazed frosted door to the side. (3 years old)

First Floor Landing

With double glazed Velux window.

Bedroom One

19'3 x 8'6

With radiator, dressing area, fitted shutters, double glazed window to the front with far reaching views & slight sea view, double glazed window to the rear, folding door to

En-suite Shower Room

9'9 x 5'0

Comprising shower cubicle with sliding glass door, aqua-panelled walls, low level w.c, pedestal wash hand basin, heated towel radiator, double glazed Velux window with fitted blind.

Bedroom Two

11'0 x 7'6

With radiator, fitted shutters, double glazed window to the rear. Door to

En-suite Bathroom

7'1 x 5'4

Comprising bath with shower over, low level w.c, pedestal wash hand basin, aqua-panelling to walls, heated towel radiator, double glazed Velux window with fitted blind.

Outside

To the front there is a driveway providing off road parking for two vehicles, sweeping path to front door, area of lawn with mature shrubs, seating area and a bin store. To the rear there is a tiered, landscaped garden with seating area, garden shed, side access, water tap and steps leading to an area of lawn, patio & seating areas, fruit trees, vegetable patches, greenhouse, pond, decking area, pathway, various plants, shrubs & trees and a summer-house with light & power connected which is currently used as an office.

Garage

19'1 x 9'2

With door & a half both opening outwards to provide pedestrian access, light & power connected, Worcester Combi boiler, double glazed frosted door to the side.

NB

Council tax band: C

