



BURGESS & CO. 11 Doleham Cottages, Doleham Hill, Guestling, TN35 4NA
01424 222255

£265,000 Freehold



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Burgess & Co are delighted to bring to the market this charming terraced cottage in a quiet semi-rural location. Ideally located being in walking distance of Doleham Station and under 2 mile from the village of Westfield with its amenities, shops and pub. Ore Village and the Historic Town of Hastings is circa 5 miles away with an array of shopping facilities, restaurants, mainline railway station and seafront. The accommodation is arranged to provide a sitting room, a kitchen/dining room, a shower room and a conservatory to the ground floor. To the first floor there are two double bedrooms and stairs lead to a further loft room. The property benefits from double glazing, electric heating, a wood burning stove, and a delightful enclosed rear garden. Viewing is essential to appreciate all that this cottage has to offer.

Porch

Being double glazed, double glazed door to

Hallway

With stairs to First floor.

Sitting Room

15'8 x 10'8

With storage heater, log burner, understairs storage cupboard, double glazed bay window to the front.

Opening to

Kitchen/Diner

20'3 x 12'5

Comprising matching wall & base units, worksurface, inset sink unit, space for electric cooker with extractor hood over, appliance space, space for table & chairs, storage heater, two double glazed windows to the front, double glazed window to the side.

Shower Room

9'4 x 5'2

Comprising shower cubicle with electric shower, low level w.c, vanity unit with inset wash hand basin, fitted

cupboard with mirror, inset spotlights, heated towel radiator.

Conservatory

10'9 x 10'5

With double glazed windows, Velux window, double glazed French doors to the rear.

First Floor Landing

With storage heater.

Bedroom One

13'1 x 10'1

With airing cupboard, double glazed window to the rear.

Bedroom Two

11'8 x 10'7

With double glazed window to the front, door leading to stairs up to

Loft Room

13'2 x 11'8

With two double glazed Velux windows.

Outside

To the front there are steps leading up to the front door

and flowerbeds housing plants. To the rear there is a narrow garden with pathway housing a variety of plants, shrubs & hedges with garden shed, being enclosed by fencing.

NB

Council tax band: B

