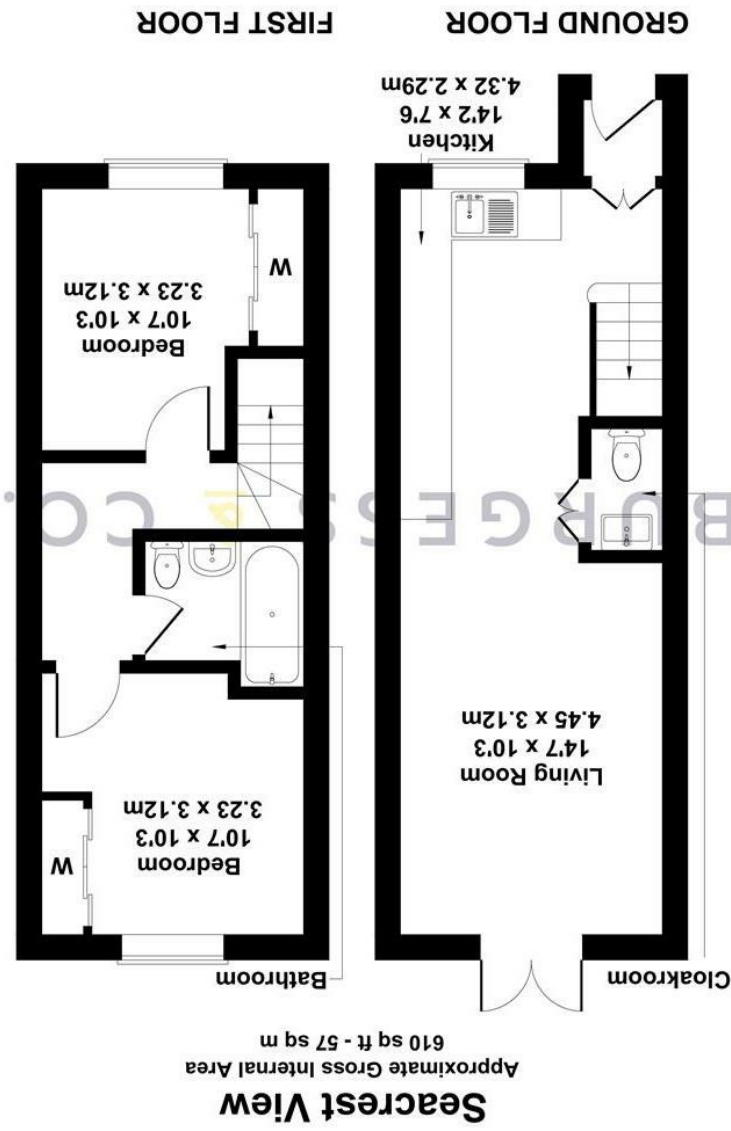




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**BURGESS & CO.** 1 Seacrest View, Hastings, TN34 2FA  
01424 222255

£260,000 Freehold



01424 222255

Burgess & Co are delighted to bring to the market an opportunity to acquire this well presented end of terrace house, situated in a quiet residential area yet being within close proximity to The Ridge with access to the Conquest Hospital, local bus services, local amenities in Ore Village and Hastings Town Centre is within 2 miles providing further shopping facilities, mainline railway station and the seafront. The accommodation comprising an open plan modern kitchen with integrated appliances opening into a living room, a downstairs w.c, two good size bedrooms and a modern fitted bathroom. Further benefits include gas central heating and double glazing. To the front there is a flowerbed area and to the rear there is a low maintenance garden as access to an allocated parking space. Viewing highly recommended by vendors sole agents.

**Entrance Vestibule**

With double doors to

**Kitchen**

14'2 x 7'6

Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashback, fitted oven, fitted electric hob with extractor hood over, integrated washing machine & dishwasher, space for fridge/freezer, cupboard housing Alpha boiler, radiator, tiled floor, inset ceiling spotlights, stairs to First Floor, double glazed window to the front. Sliding glass doors to Living Room. Door to

**Cloakroom**

Comprising low level w.c, wash hand basin, tiled walls & floor.

**Living Room**

14'7 x 10'3

With radiator, inset ceiling spotlights, double glazed sliding door to the rear garden.

**First Floor Landing**

**Bedroom One**

10'7 x 10'3

With radiator, built-in wardrobe, loft hatch, double glazed window to the rear.

**Bedroom Two**

10'7 x 10'3

With radiator, built-in wardrobe, double glazed window to the front.

**Bathroom**

Comprising bath with shower over, low level w.c, pedestal wash hand basin, shaver point, inset ceiling spotlights, tiled walls & floor, extractor fan.

**Outside**

To the front there is a small flowerbed area and to the rear there is a patio area with steps leading down to an area of lawn, flowerbeds housing mature plants & shrubs, a pathway, a garden shed, being enclosed by fencing with a gate leading to allocated parking.

**Allocated Parking**

There is an allocated parking space located to the rear.

**NB**

Council tax band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

