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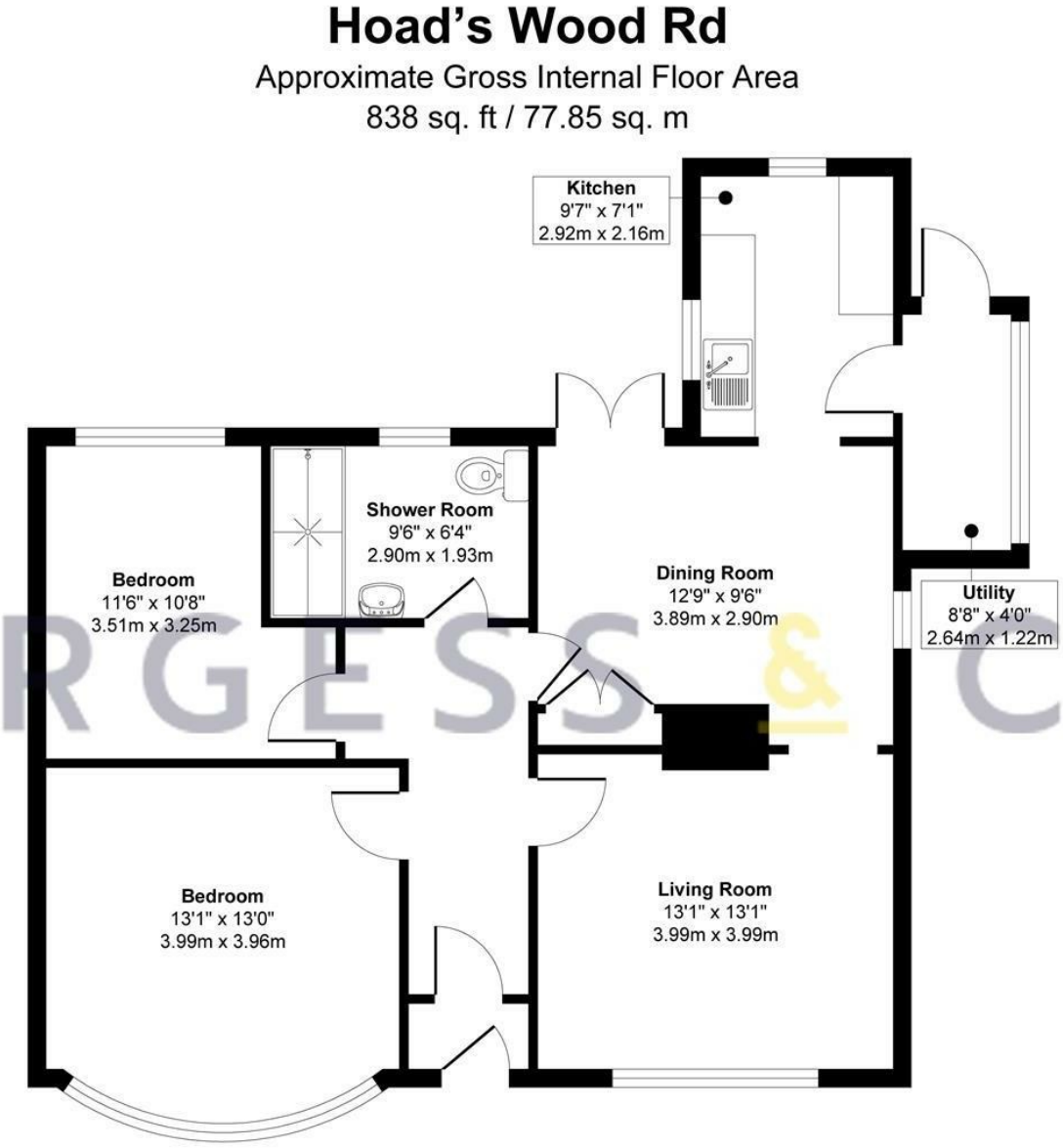
BURGESS & CO. 151 Hoads Wood Road, Hastings, TN34 2BB

01424 222255

Offers In Excess Of £330,000 Freehold

Hoad's Wood Rd

Approximate Gross Internal Floor Area
838 sq. ft / 77.85 sq. m



BURGESS & CO.

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Burgess & Co are delighted to bring to the market an opportunity to acquire this detached bungalow with scope for improvement, situated in a quiet residential area yet being within close proximity to The Ridge with Conquest Hospital, bus services and local amenities in Ore Village. Hastings Town Centre is within 2 miles providing further shopping facilities, mainline railway station and the seafront. The accommodation comprises an entrance porch, an entrance hall, a living room, a dining room, a fitted galley kitchen, two bedrooms and a fitted shower room. Further benefits include gas central heating and double glazing. To the outside there is a front garden, a driveway providing off road parking, and a well maintained rear garden. Viewing is recommended by vendors sole agents.

Porch
With wooden door to

Entrance Hall
With radiator, airing cupboard housing Worcester boiler, hatch to loft via ladder being insulated & boarded.

Living Room
13'1 x 13'1
With radiator, feature fireplace, double glazed bay window to the front.

Dining Room
12'9 x 9'6
With radiator, feature fireplace with marble hearth, fitted cupboard, single glazed porthole window to the side, wooden door to the rear garden. Archway to

Kitchen
9'7 x 7'1
Comprising matching range of wall & base units, worksurface, double glazed window to the rear, wooden window to the rear, wooden stable door to

Lean-to Utility
8'8 x 4'0
Being wooden with space for appliances, wooden door to garden.

Bedroom One
13'1 x 13'0
With radiator, fitted wardrobes, double glazed window to the front.

Bedroom Two
11'6 x 10'8
With radiator, double glazed window to the rear.

Shower Room
9'6 x 6'4
Comprising walk-in shower with Triton electric shower, low level w.c, pedestal wash hand basin, partly aqua-panelled & tiled walls, radiator, double glazed frosted window to the rear.

Outside
To the front there is a gravel driveway providing off road parking, an area of lawn, mature trees & shrubs and a patio area. To the rear there is an extensive garden being mainly laid to lawn with patio area, mature trees & shrubs, garden shed, greenhouse and is enclosed by fencing.

NB
Council tax band: C