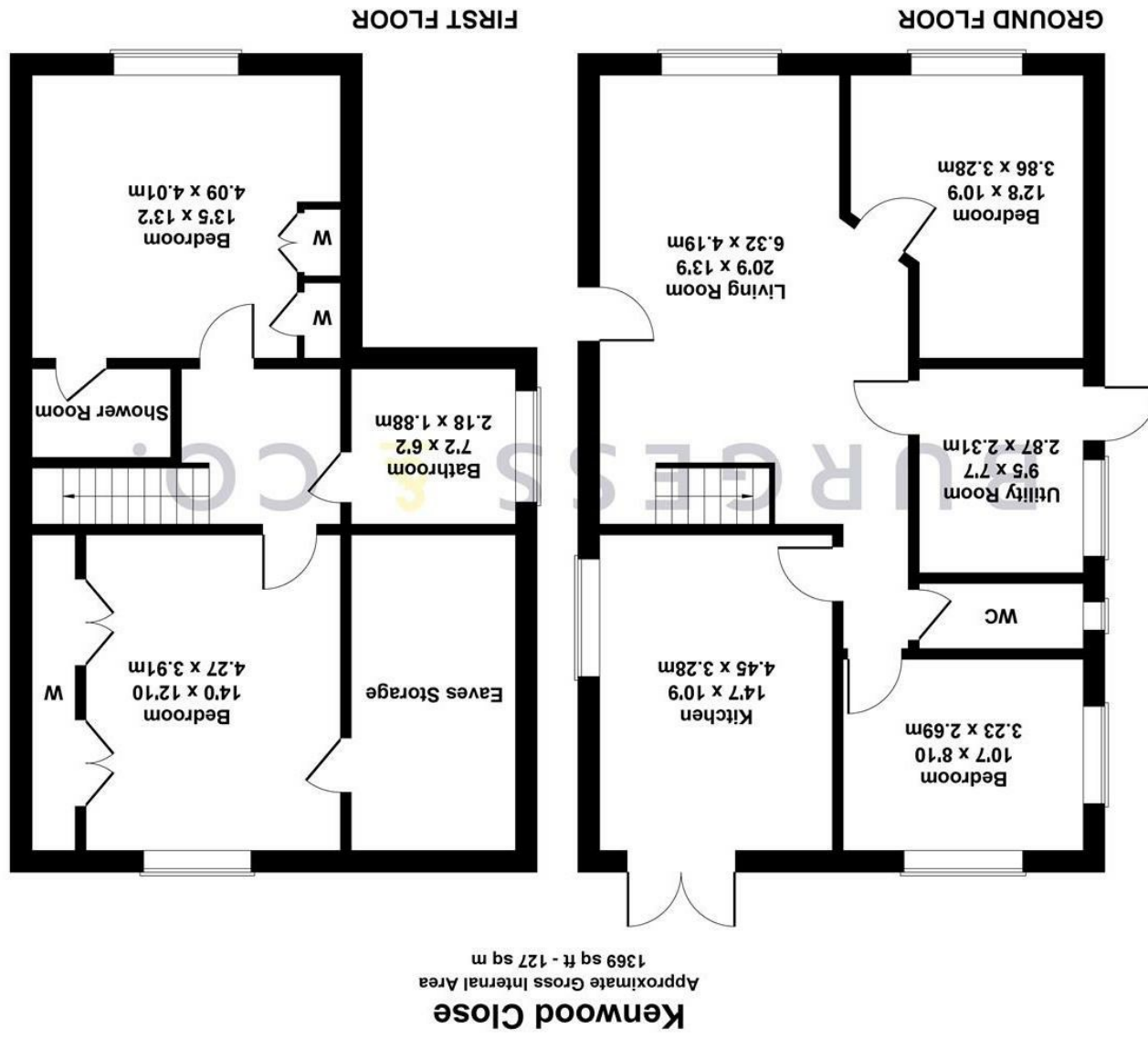


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**BURGESS & CO.** 11 Kenwood Close, Hastings, TN34 2AT  
01424 222255

Offers Over  
£295,000 Freehold



**01424 222255**

Burgess & Co are delighted to present to the market this detached chalet bungalow, situated in the highly sought-after Blacklands area of Hastings and enjoying far reaching views towards the sea. Ideally located being 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. The spacious accommodation comprises a large living room, a fitted kitchen/dining room, a fitted utility room, two downstairs bedrooms and a downstairs cloakroom. To the first floor there are two bedrooms one with an en suite shower room and a family bathroom. To the outside there is a driveway leading to a single garage, a front garden area and to the rear there is a tiered garden with scope to create your own style. Viewing is highly recommended by vendor sole agents to appreciate the size of this family home.

**Front Door**

Double glazed door to

**Living Room**

20'9 x 13'9

With radiator, stairs leading to first floor, double glazed window to the front enjoying far reaching views towards the sea.

**Kitchen/Breakfast Room**

14'7 x 10'9

Comprising matching range of wall & base units, worksurfaces, inset 1 & ½ bowl sink unit, tiled splashbacks, fitted double oven, inset electric hob with extractor hood over, integrated dishwasher, appliance space, inset ceiling spotlights, radiator, tiled floor, double glazed window to the side, double glazed double door to the rear.

**Bedroom Four**

10'7 x 8'10

With radiator, inset ceiling spotlights, double glazed window to the side & rear.

**Downstairs W.C**

Comprising low level w.c, pedestal wash hand basin, inset ceiling spotlights, tiled floor, partly tiled walls, double glazed frosted window to the side.

**Utility Room**

9'5 x 7'7

Comprising matching wall & base units, worksurface, inset sink unit, tiled splashbacks, space for appliances, wall mounted Ideal boiler, radiator, double glazed frosted window to the side.

**Bedroom Three**

12'8 x 10'9

With radiator, double glazed window to the front enjoying far reaching views towards the sea.

**First Floor Landing**

With radiator, inset ceiling spotlights, loft hatch.

**Bedroom One**

13'5 x 13'2

With radiator, built-in wardrobes, eaves storage cupboard, double glazed window to the front enjoying far reaching views towards the sea. Door to

**En-suite Shower Room**

Comprising corner shower cubicle with electric shower, low level w.c, wash hand basin, partly tiled walls, tiled floor, towel radiator, extractor fan.

**Bedroom Two**

14'0 x 12'10

With radiator, access to eaves storage, double glazed window to the rear.

**Bathroom**

Comprising bath with electric shower over, pedestal wash hand basin, low level w.c, towel radiator, partly tiled walls, tiled floor, double glazed frosted window to the side.

**Outside**

To the front there is an area of lawn and a driveway providing off road parking, leading to garage. To the rear there is a patio area, steps with flowerbeds to either side lead up to an area of lawn.

**Garage**

With up & over door, door to the rear garden.

**NB**

Council tax band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>66</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	

