



BURGESS & CO. 11 Kenwood Close, Hastings, TN34 2AT
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Offers Over
£350,000 Freehold



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 a 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) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

