





welcome to

Rye Road, Hastings

Fox and Sons are delighted to bring to the market an opportunity to secure a detached four bedroom family home with annexe. This property is located in the Ore area of Hastings, within close proximity to shops, local schooling and local transport links. The property is well-presented throughout and offers spacious accommodations for the ground floor living area and good sized bedrooms to first floor. The annexe which is a converted garage comprises of bedroom, en suite, kitchenette, own private entrance and side access to rear garden. The main house comprises of entrance hall, Cloakroom, Modern fitted kitchen-breakfast room, spacious lounge - diner with patio doors to rear garden, stairs rising to first floor from hall, three good sized bedrooms, and family bathroom and also a balcony.













Access Via

Private front door

Hall

under stairs storage cupboard, radiator and stairs rising to the first floor accommodation

Cloakroom

Low level WC, radiator, wash hand basin, double glazed window to front aspect.

Kitchen

13' x 11' (3.96m x 3.35m)

With modern fitted kitchen, four ring electric hob, oven, integrated fridge freezer, integrated dishwasher, space for washing machine, sink and mixer tap and front aspect double glazed window

Lounge-Diner

22' 3" x 11' 5" (6.78m x 3.48m)

With feature fire surround, two radiators, rear aspect double doors to garden and two double glazed windows to rear aspect

Landing

With carpet flooring, airing cupboard and loft hatch

Bathroom

With low level wc, wash hand basin, towel radiator, P shaped panelled bath with mixer tap and shower attachment, tiled flooring, part tiled walls and double glazed window to front aspect

Bedroom Two

13' x 11' 5" (3.96m x 3.48m)

with carpet flooring, radiator, double glazed window to front aspect and double doors to side aspect opening onto balcony

Balcony

Enclosed private balcony with artificial lawn.

Bedroom Three

11' 5" x 9' 11" (3.48m x 3.02m)

With carpet flooring, radiator and double glazed window to rear aspect

Bedroom Four

10' 5" $\max x$ 8' 11" $\max (3.17m \max x 2.72m \max)$ With carpet flooring, radiator, built in wardrobe and double glazed window to rear aspect

Annexe Accommodation

Formerly the garage now converted

Bedroom One

13' 9" x 9' 6" (4.19m x 2.90m)

With carpet flooring, radiator, loft hatch, double glazed window to rear aspect and side aspect patio door to rear garden

En Suite

With vinyl flooring, low level wc, pedestal wash hand basin, electric towel rail, part tiled walls, shower enclosure and side aspect double glazed window

Kitchen

9' 2" x 5' 11" (2.79m x 1.80m)

With carpet flooring, fitted units base and wall, 1 bowl sink, space for white goods and front aspect double glazed window and front door

Annex Bedroom (32 % x 11 6)

Kitchen (32 % x 11 6)



Ground Floor
Total floor area 112.7 sq.m. (1,213 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





welcome to

Rye Road, Hastings

- Detached Family Home
- Four Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen/Breakfast Room
- Annexe
- Rear Garden
- Balcony

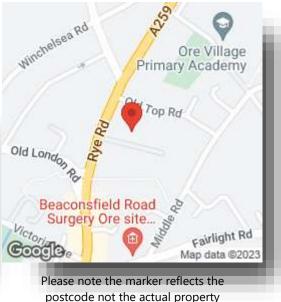
Tenure: Freehold EPC Rating: D

£400,000









view this property online fox-and-sons.co.uk/Property/HAS119360



Property Ref: HAS119360 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



fox & sons

01424 722177



hastings@fox-and-sons.co.uk



33 Havelock Road, HASTINGS, East Sussex, TN34 1BE



fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.