



**Rye Road, Hastings TN35 5DG**



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## **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



Ground Floor

First 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.



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## 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS119360 - 0002

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