



Godwin Road, Hastings TN35 5JR

Not for marketing purposes INTERNAL USE ONLY

welcome to

Godwin Road, Hastings

An exciting opportunity to acquire this four bedroom semi-detached house in the Clive Vale area. The property is only a short walk from Hastings historic Old Town and from the East Hill as well as being close to popular schools.



Entrance Porch

Access via door into porch with space for shoe rack and coats leading through too

Entrance Hall

Stairs rising to upper floor, radiator, wood laminate flooring, wall mounted digital control for gas fired central heating and doors off to.

Lounge

11' 4" x 12' 11" (3.45m x 3.94m)

Double glazed bay window to front aspect, gas fire (not currently in use) and laminate flooring.

Dining Room

11' 8" x 10' 9" (3.56m x 3.28m)

Double glazed French doors and windows to rear aspect and access onto the verandah with stairs leading to the rear garden, coving to ceiling, double radiator and wood laminate flooring.

Kitchen

10' 5" x 8' 5" (3.17m x 2.57m)

Fitted with a matching range of wall and base units with solid wood worktops over, radiator, space for gas cooker with fitted cooker hood over, inset one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer, tiled flooring, part tiled walls and double glazed window to front aspect.

Utility Room

7' 6" x 7' 2" (2.29m x 2.18m)

Matching range of eye and base level cupboards and drawers with work surfaces over, inset sink with mixer tap, space for washing machine and dish washer, part tiled walls, tiled flooring, door opening to staircase descending to lower ground floor accommodation, storage cupboard, double glazed window to rear aspect with views down towards the old town and to sea.

Shower Room

Double glazed pattern glass window to rear aspect, walk in shower enclosure, vanity enclosed wash hand basin with mixer tap, low level wc, part tiled walls,

tiled flooring,

First Floor Landing

Staircase rising to first floor with radiator and loft hatch providing access to loft space.

Bedroom One

11' 6" x 9' 9" (3.51m x 2.97m)

Double glazed window to rear aspect with views towards the East Hill, Old Town and out to sea, double radiator, built in wardrobes and dressing table.

Bedroom Two

12' 10" x 11' 3" (3.91m x 3.43m)

Double glazed window to front aspect, coving to ceiling and double radiator,

Bedroom Three

13' 1" x 12' 5" (3.99m x 3.78m)

Double glazed window to front and double glazed window to rear with views towards the East Hill, radiator and coving to ceiling.

Bedroom Four/ Kitchenette

9' x 7' (2.74m x 2.13m)

Originally the fourth bedroom, currently being used as a kitchenette with fitted kitchen cupboards and drawers, inset drainer sink unit with mixer tap, radiator, built in storage cupboard (including secondary consumer unit for 1st floor electrics), coving to ceiling, double glazed window to front aspect. This room could easily be converted back to the fourth bedroom.

Bathroom

Modern contemporary style bath room with semi-stand alone bath tub with mixer tap, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, partly tiled walls, tiled flooring and double glazed pattern glass window to rear aspect.

Lower Ground Floor

Stairs down to lower ground floor with understairs

storage space and wall mounted consumer unit for electrics.

Family Room

17' 3" x 8' 2" (5.26m x 2.49m)

Double glazed window, radiator and wooden laminate flooring.

Additional Room/ Study

11' 4" x 10' 9" (3.45m x 3.28m)

read Double glazed window and door with access to rear garden , radiator.

Wc

Low level wc, wash hand basin and extractor fan. (Not currently in use).

Front Of The Property

Driveway providing off road parking for two vehicles and planting boxes and hedging.

Rear Garden

Accessed from lounge/dining room onto a raised decked veranda with wooden balustrade, views can be enjoyed of the East Hill, Old Town and the sea. Steps descend to the main section of garden which is laid to artificially laid lawn, patio, gated access down the side and wooden shed. There is also access from the additional room/study to garden.



check out more properties at fox-and-sons.co.uk



welcome to

Godwin Road, Hastings

- Semi-detached House
- Four Bedrooms
- Open Plan Lounge/Dining Room
- Modern Kitchen
- Two Additional Rooms

Tenure: Freehold EPC Rating: D

guide price

£450,000



Total floor area 139.6 m² (1,502 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.



Please note the marker reflects the postcode not the actual property

check out more properties at fox-and-sons.co.uk

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.



Property Ref:
HAS120936 - 0004

Not for marketing purposes INTERNAL USE ONLY



01424 722177



hastings@fox-and-sons.co.uk



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



fox-and-sons.co.uk