





welcome to

Heathlands, Westfield Hastings

Guide Price **** £360,000 - £375,000 ****

Three bedroom Semi Detached House situated in a popular area of Westfield, comprising a lounge/diner, garage, off road parking and gardens to













Entrance Porch

Access via entrance porch, sliding patio door to front with double glazed obscured door leading to

Entrance Hall

Staircase rising to the first floor, understairs storage cupboard, laminate flooring, radiator and doors off to the following

Cloakroom

Fitted with a low level wc, wash hand basin set into vanity unit, partly tiled walls, tiled flooring and double glazed window to side aspect.

Lounge/diner

24' 6" max x 11' 10" (7.47m max x 3.61m) Double glazed windows to the front and rear aspects, radiator, featured fireplace and TV/ telephone points.

Kitchen

9' 10" x 7' 10" (3.00m x 2.39m)

Double glazed window to the rear, matching wall and base units with worksurfaces over, stainless steel one and a half bowl sink and drainer unit with mixer tap, space for electric oven with cooker hood over, space for washing machine, space for fridge freezer, wall mounted gas boiler and laminate flooring.

First Floor Landing

Trap hatch to loft space, double glazed window to the side aspect and airing cupboard housing water cylinder.

Bedroom One

12' 11" max x 11' 10" (3.94m max x 3.61m)
Double glazed window to the front aspect, radiator and built in wardrobes.

Bedroom Two

12' x 9' 5" (3.66m x 2.87m)

Double glazed window to the rear aspect, radiator and built in wardrobes.

Bedroom Three

10' 2" x 6' 7" (3.10m x 2.01m)

Double glazed window to the front aspect, radiator and built in wardrobes

Shower Room

Fitted with a shower cubicle with glass door, pedestal wash hand basin, low level wc, heated ladder towel rail, vinyl flooring and obscured window to the rear aspect.

Front Of The Property

Front garden has a area of lawn with bock paved driveway providing off road parking, garage with up and over door and door leading through to the rear garden.

Garden

Large rear garden with garden shed, access to garage, gated side access and patio area.



Total floor area 95.6 sq.m. (1,029 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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Heathlands, Westfield Hastings

- Semi-detached House
- Three Bedrooms
- Open Plan Lounge/Diner
- Bathroom & Additional wc
- Garage & Off Road Parking

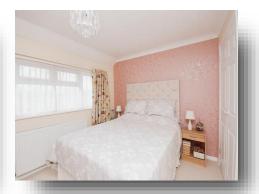
Tenure: Freehold EPC Rating: C

guide price

£360,000







Churchfield

Churchfield

St John The Baptist
C OF E Church

Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: HAS121036 - 0003 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.

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