



**Ravine Close, Hastings TN34 2BH**



**welcome to**

**Ravine Close, Hastings**

Three bedroom detached house in the ever quiet and sought after location of St Helens and Blacklands area. The property boasts of a front porch, separate kitchen, living and dining space and three double bedrooms. The property also benefits from a detached garage and ample off road parking.



### Porch

Access via UPVC double glazed door with UPVC double glazed windows front and both sides into

### Open Plan Lounge/dining Room

23' 4" x 14' 5" ( 7.11m x 4.39m )

Double glazed window to front aspect, with double glazed sliding patio doors to rear aspect, three wall mounted centrally heated radiators, coving to ceiling, portable hive control system for the heating, staircase leading to first floor accommodation and understairs storage cupboard.

### Kitchen

10' 9" x 10' 2" ( 3.28m x 3.10m )

Newly fitted modern kitchen with matching wall and base units, inset resin Lamona one & ½ bowl drainer-sink with mixer tap, induction hob with oven below and separate grill, space for fridge freezer, integrated washing machine and dishwasher, integrated drinks cooler, tiled splashbacks, double glazed window to rear aspect and double glazed door opening to side aspect.

### Dining Room/ Bedroom Three

10' 4" x 8' 9" ( 3.15m x 2.67m )

Double glazed window to front aspect and radiator.

### Downstairs Wc

Double glazed obscured window to front aspect, wash hand basin and low level wc.

### First Floor Landing

Staircase rising to first floor landing with loft hatch.

### Bedroom One

13' 2" x 9' 5" ( 4.01m x 2.87m )

Double glazed window to the front aspect, fitted wardrobes and radiator.

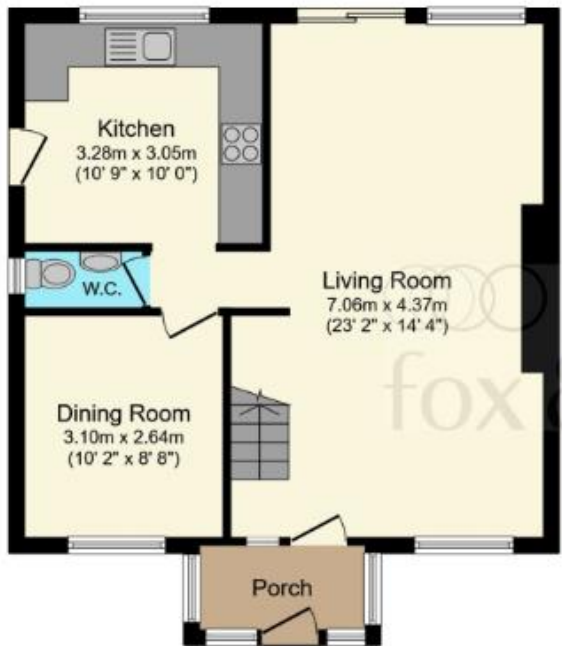
### Bedroom Two

13' 1" x 9' ( 3.99m x 2.74m )

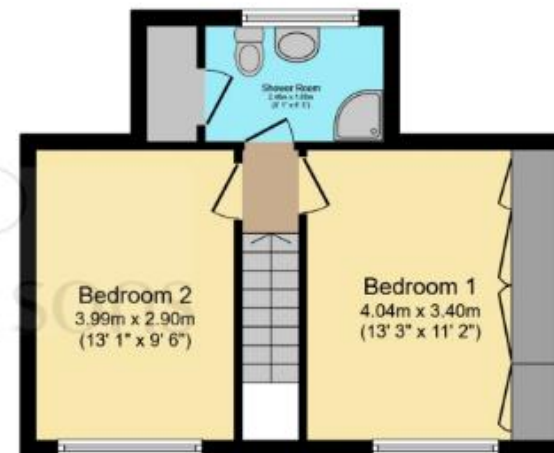
Double glazed window to front aspect, access to eaves storage and radiator.

### Bathroom

Newly fitted suite comprising of a large walk in shower enclosure with chrome shower fitting and waterfall style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin, aquaborded walls, tile effect vinyl flooring, heated towel rail and an airing cupboard housing wall mounted boiler and offering ample space for linen and towels and double glazed obscured glass window to rear aspect.



Ground Floor



First Floor

Total floor area 87.4 sq.m. (940 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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## Ravine Close, Hastings

- DETACHED HOUSE
- THREE BEDROOMS
- AMPLE OFF ROAD PARKING
- DETACHED GARAGE
- MODERN FINISH THROUGHOUT

Tenure: Freehold EPC Rating: D

**£385,000**



Please note the marker reflects the postcode not the actual property

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