



**Manor Road, Hastings TN34 3LJ**

**welcome to**

## **Manor Road, Hastings**

The property is accessed via entrance porch through to hall with doors off to lounge with feature fireplace, reception room, modern kitchen/dining room, utility and downstairs wc. The first floor offers six bedrooms with en suite as well as shower room/ and bathroom.



### Entrance Porch

Access via private front door into entrance porch with further door into entrance hall.

### Entrance Hall

Radiator and laminate flooring.

### Cloakroom

Double glazed window to side aspect, wash hand basin, wc, tiled flooring and extractor fan.

### Lounge

12' 4" x 8' 7" ( 3.76m x 2.62m )

Service hatch to kitchen, understairs storage cupboard and laminate flooring.

### Dining Room

12' 9" x 9' 9" ( 3.89m x 2.97m )

Double glazed window to rear aspect, radiator, door to garage and tiled flooring.

### Front Room

14' 6" x 10' 10" ( 4.42m x 3.30m )

Double glazed bay window to front aspect, gas fire and carpet.

### Kitchen

13' 3" x 7' 5" ( 4.04m x 2.26m )

Two double glazed windows to rear aspect, matching wall and base units with laminate worktops, one bowl sink and drainer unit, breakfast bar, freestanding dishwasher and fridge freezer, free standing range cooker, tiled splashbacks and tiled floor.

### Utility Room

9' 4" x 5' 8" ( 2.84m x 1.73m )

Double glazed window to rear aspect, space for freestanding white goods, partly tiled walls, side aspect patio door and tiled flooring.

### First Floor Landing

Staircase rising to first floor landing with storage cupboard and radiator.

### Bedroom One

15' x 15' into bay ( 4.57m x 4.57m into bay )

Double glazed bay window to front aspect, radiator, built in wardrobes and carpet.

### En Suite

Double glazed window to front aspect, shower, pedestal wash hand basin, wc, radiator, partly tiled walls and laminate flooring.

### Bedroom Two

12' 4" x 9' 8" ( 3.76m x 2.95m )

Double glazed window to side aspect, radiator and carpet.

### Bedroom Three

13' 5" x 7' 9" ( 4.09m x 2.36m )

Double glazed window to rear aspect, radiator and carpet.

### Bedroom Four

7' 9" x 12' 8" ( 2.36m x 3.86m )

Double glazed window to rear aspect, radiator and carpet.

### Bathroom

Panelled bath with shower attachment, wc, pedestal wash hand basin, radiator, extractor fan, partly tiled walls and vinyl flooring.

### Bedroom Five

9' 11" x 9' 3" ( 3.02m x 2.82m )

Double glazed window to rear aspect, radiator and carpet.

### Shower Room

Double glazed window to rear aspect, shower, wc, pedestal wash hand basin, towel rail, partly tiled walls and vinyl flooring.

### Bedroom Six

8' 2" x 15' 5" ( 2.49m x 4.70m )

Double glazed window to front aspect, radiator and carpet.



Total floor area 206.4 m<sup>2</sup> (2,222 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.foxandsons.com](http://www.foxandsons.com)



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## Manor Road, Hastings

- End-terraced House
- Six Bedrooms
- Lounge
- Kitchen/Dining Room
- En Suite to Master Bedroom

Tenure: Freehold EPC Rating: C

**£530,000**



Please note the marker reflects the postcode not the actual property

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