



ESTATE AGENTS

**Mouchers Roost, Butchers Lane, Hastings, TN35
4NH**

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Offers In Excess Of £500,000

Enviably located in this QUIET VILLAGE LOCATION is this DETACHED, FOUR BEDROOMED BUNGALOW. A delightful feature of this well decorated home is its relatively level EXPANSIVE PRIVATE REAR GARDEN offering a good degree of SECLUSION for the garden enthusiast to enjoy with TWO OUTBUILDINGS.

Inside, the property benefits from VERSATILE ACCOMMODATION comprising entrance porch, hallway, LOUNGE through DINING ROOM, modern kitchen with SEPARATE UTILITY ROOM, FOUR GOOD SIZED BEDROOMS, modern bathroom and an additional separate wc. The property also has a LOFT ROOM which could be used for many different purposes, to the front a driveway provides OFF ROAD PARKING for multiple vehicles and there are other benefits including GAS FIRED CENTRAL HEATING and DOUBLE GLAZED windows.

Located within easy reach of popular walking routes and the Three Oaks public house. Three Oaks is nestled between Hastings, Icklesham and Westfield.

Please call the owners agents now to book your immediate viewing to avoid disappointment.

DOUBLE GLAZED FRENCH DOORS

Providing access to;

ENTRANCE PORCH

Sandstone flooring, double glazed windows to side and front aspect, further wooden partially glazed door opening to;

ENTRANCE HALL

Stairs rising to loft room, wood flooring, radiator, door to;

LOUNGE-DINING ROOM

25'6" x 9'9" (7.77m x 2.97m)

Oak flooring, two radiators, double glazed windows to rear and side aspects overlooking garden, double glazed French doors providing access to and having pleasant views over the garden, door to;

BEDROOM

9'8" x 9'1" (2.95m x 2.77m)

Radiator, double glazed window to side aspect.

KITCHEN

11'9" x 11'7" (3.58m x 3.53m)

Inset LED down lighting, oak flooring, part tiled walls, radiator, fitted with a range of lower base cupboards and drawers, six ring gas Range style cooker with double oven, griddle and fitted cooker hood over, inset ceramic butler style sink with mixer spray tap, space and plumbing for dishwasher extractor for ventilation, space for tall fridge freezer, double glazed window to rear aspect providing pleasant views over the garden, door to;

UTILITY ROOM

10'2" x 4'9" (3.10m x 1.45m)

Fitted with a range of eye and base level cupboards and drawers with work surfaces over, tiled flooring, part tiled walls, space and plumbing for washing machine, inset drainer/ sink unit with mixer tap, double glazed window to side aspect, double glazed door providing access to and having a pleasant outlook over the garden, door to;

WC

Low level wc, wall mounted wash hand basin with mixer tap and tiled splashback, radiator, tiled flooring, extractor for ventilation, double glazed frosted glass window to side aspect.

BEDROOM

12'0" x 10'6" (3.66m x 3.20m)

Fireplace, radiator, double glazed window to front aspect.

BEDROOM

12'1" x 10'6" (3.68m x 3.20m)

Radiator, double aspect with double glazed windows to side and front aspects.

BEDROOM

12'1" x 10'2" (3.68m x 3.10m)

Radiator, cupboard concealed wall mounted consumer unit for the electrics and cupboard concealed Worcester combi boiler, double glazed window to side aspect.

BATHROOM

Modern newly fitted bathroom suite comprising P shaped panelled bath with mixer tap, electric shower over bath with glass shower screen, dual flush low

level wc, pedestal wash hand basin with mixer tap, chrome ladder style heated towel rail, part tiled walls, tiled flooring, extractor for ventilation, inset LED down lighting, double glazed window to rear aspect with views over the garden.

LOFT ROOM

17'6" x 8'7" (5.33m x 2.62m)

LED down lighting, Velux window to rear aspect.

REAR GARDEN

Expansive, private and enclosed rear garden mainly laid to lawn with a block paved patio. The patio extends to the side with wooden shed, gated access to the front of the bungalow, outside lighting and two outbuildings.

SUMMER HOUSE

8' x 8' (2.44m x 2.44m)

Timber framed construction with an apex roof, wooden French doors, two windows, insulated with power and light.

BARN SHED

16' x 10' (4.88m x 3.05m)

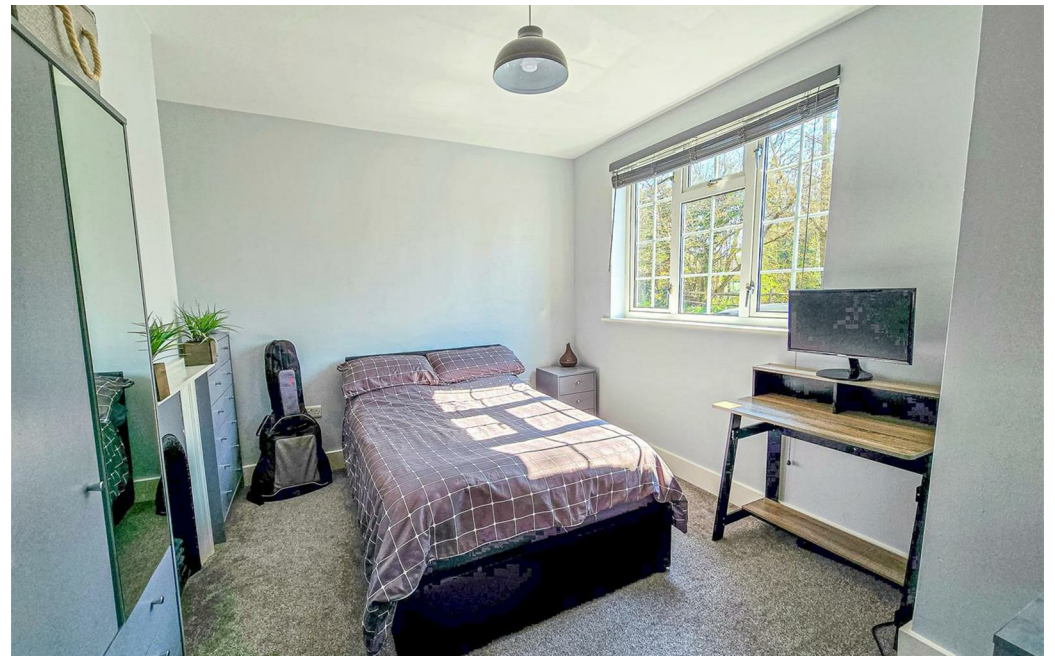
Large with double opening doors and mezzanine storage.

FRONT GARDEN

Driveway extending to the side of the property providing off road parking for multiple vehicles, area of lawn, pathway to front door.

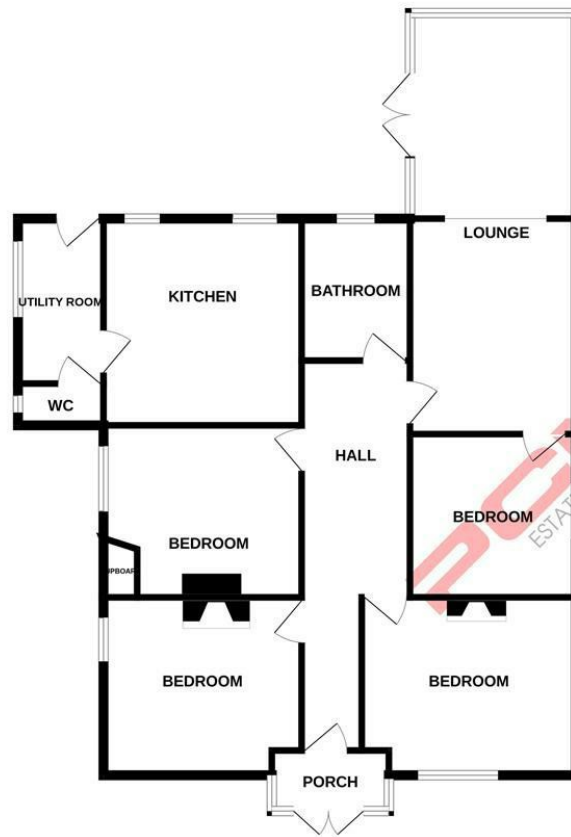
Council Tax Band: C



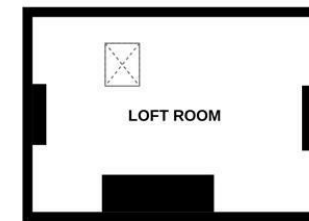




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.