

**RUSH  
WITT &  
WILSON**



**3 Hazel Court Cottages, Stonestile Lane, Hastings, East Sussex TN35 4PF  
£305,000**

This unique attached arts and crafts property dates back to the mid 1800's and is set in a superb semi rural position with access onto the adjoining five acres owned by Hazel Court Resident association, whilst being conveniently located just a short distance from The Ridge at the top of Hastings.

The property benefits from impressive high ceilings, but does require some updating and improvement. The accommodation comprises an entrance porch, entrance hall, large dual aspect sitting room, kitchen and dining room. On the first floor there are three bedrooms and a well appointed bathroom.

To the front of the property there is a small privately owned courtyard with room for a table and chairs, the remaining grounds are for communal use and included woodlands and a lawned terrace.

\*\*\*\*\*Available to the market chain free\*\*\*\*\*

The property is approached via a shared driveway.

#### **Front Garden**

There is an area of paved front garden with room for a table and chairs.

#### **Entrance Porch**

With uPvc door, double glazed windows, tiled floor and wall lighting. Wooden and glazed door into\_

#### **Entrance Hall**

With stairs to the first floor and under stair cupboard, radiator, wall lighting, opening through into the dining room and doorway into:-

#### **Sitting Room**

15'7 x 15'7 (4.75m x 4.75m)

Enjoying a dual aspect via double glazed windows to the front and side of the property, height ceilings, wall lighting, two radiator, feature fireplace and alcove shelving. Door into:-

#### **Kitchen**

13'5 x 8'8 (4.09m x 2.64m)

Accessed via the sitting room or the dining room and fitted with matching wall and base units with a work surface over single bowl sink with drainer and mixer tap, wall mounted gas fired boiler, space for washing machine, fridge/freezer and oven with cooker hood over, ceiling lighting, tiled floor and double glazed window to side aspect.

Double doors into:-

#### **Dining Room**

10'7 x 10'4 (3.23m x 3.15m)

With opening into the entrance hall, wall mounted lighting and radiator.

#### **First Floor**

##### **Landing**

With loft hatch access, airing cupboard, ceiling lighting and radiator.

##### **Bedroom One**

11'8 x 12'4 (3.56m x 3.76m)

With double glazed window to side aspect, ceiling lighting and radiator.

##### **Bedroom Two**

10'9" x 6'0" extending to 8'7" (3.28m x 1.85m extending to 2.62m)

With double glazed window, ceiling lighting, radiator and built-in wardrobe.

##### **Bedroom Three**

5'7 x 11'9 (1.70m x 3.58m )

With double glazed window to front aspect, ceiling lighting, fitted wardrobe, eaves storage cupboard, lead glazed window to landing and radiator.

#### **Bathroom**

Fitted with a low level, w.c, vanity wash hand basin with mixer tap and storage beneath, panelled bath with mixer tap and shower attachment. shower cubicle with electric shower, double glazed windows to side and rear aspect, ceiling lighting and radiator.

#### **Outside**

##### **Grounds**

There is a small courtyard to the front of the property for private use. The remaining grounds around the property fall under Hazel Court and extend to approximately five acres. We have been advised the property benefits from use of the grounds but could be subject to a 1/16th share of maintenance.

There are hard standing areas for parking but we have not been advised that any particular area is allocated to each property.

##### **Agents Notes**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

##### **Council Tax Band C**

The property is on private drainage and is linked to a shared treatment system to Hazel Court. For which we have been advised there is a £90pa waste water charge.

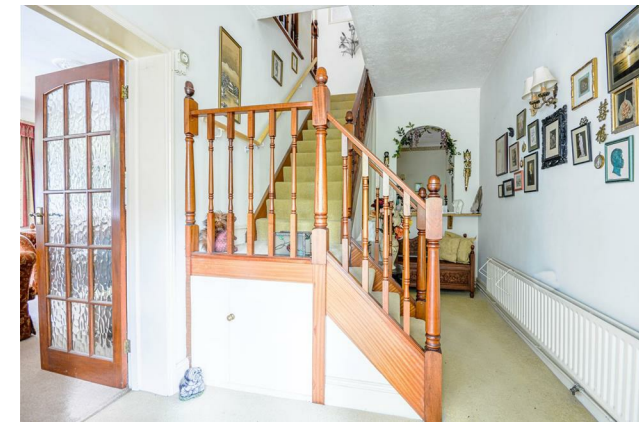
## Ground Floor

Approx. 59.6 sq. metres (641.8 sq. feet)



## First Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



Total area: approx. 105.4 sq. metres (1134.3 sq. feet)  
For illustration purposes only - not to scale



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(82-90) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(50-60) <b>C</b>	
(57-68) <b>D</b>		(39-49) <b>D</b>	
(45-56) <b>E</b>		(28-38) <b>E</b>	
(33-44) <b>F</b>		(17-27) <b>F</b>	
(21-32) <b>F</b>		(1-16) <b>G</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>63</b>	<b>85</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

