



Rye Road, Hastings TN35 5DG

welcome to

Rye Road, Hastings

Fox and Sons are delighted to bring to the market an opportunity to secure a detached four bedroom family home with annexe. This property is located in the Ore area of Hastings, within close proximity to shops, local schooling and local transport links.





Ground Floor

Total floor area 112.7 sq.m. (1,213 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.

First Floor

Access Via

Hall

Cloakroom

Kitchen

13' x 11' (3.96m x 3.35m)

Lounge-Diner

22' 3" x 11' 5" (6.78m x 3.48m)

Landing

Bathroom

Bedroom Two

13' x 11' 5" (3.96m x 3.48m)

Balcony

Bedroom Three

11' 5" x 9' 11" (3.48m x 3.02m)

Bedroom Four

10' 5" max x 8' 11" max (3.17m max x 2.72m max)

Annexe Accommodation

Bedroom One

13' 9" x 9' 6" (4.19m x 2.90m)

En Suite

Kitchen

9' 2" x 5' 11" (2.79m x 1.80m)

welcome to

Rye Road, Hastings

- Detached Family Home
- Four Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen/Breakfast Room
- Annexe

Tenure: Freehold EPC Rating: D
Council Tax Band: D

fixed price

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAS119360



Property Ref:
HAS119360 - 0010

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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