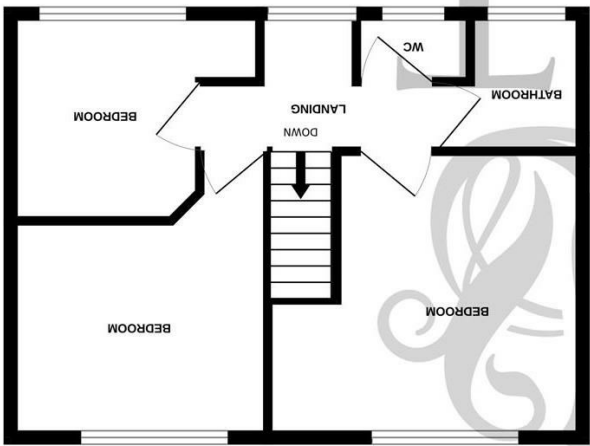




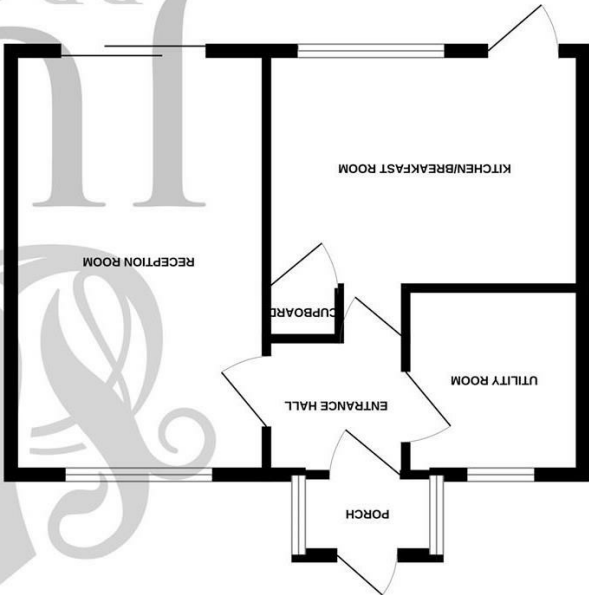
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximately as shown and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used 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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| England & Wales                             |         |           |
|---------------------------------------------|---------|-----------|
| EU Directive 2002/91/EC                     |         |           |
| Energy Efficiency Rating                    | Current | Potential |
|                                             | 69      | 81        |
| 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 |         |           |



1ST FLOOR



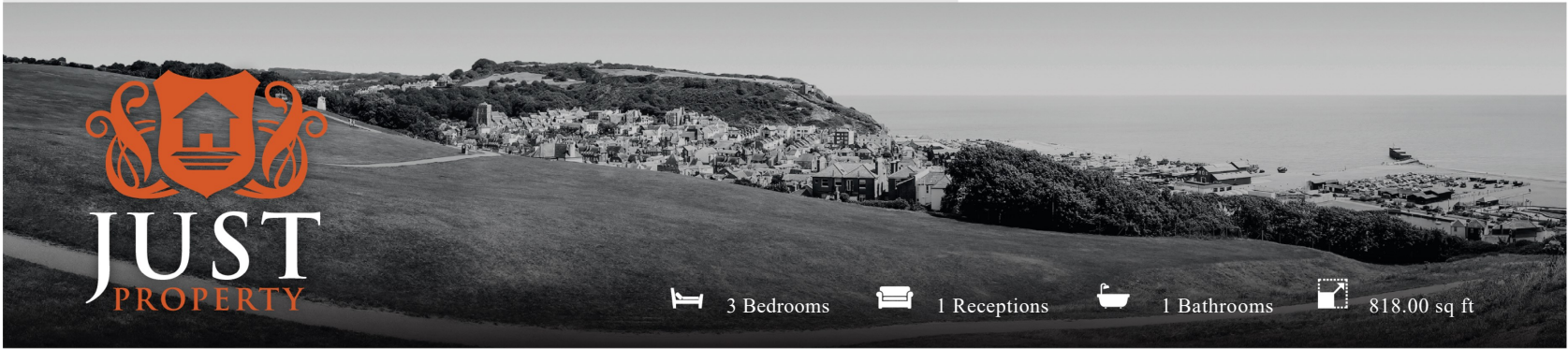
GROUND FLOOR



[www.justproperty.net](http://www.justproperty.net)

## FLOORPLANS

34 Fellows Road, TN34 3TY



3 Bedrooms 1 Receptions 1 Bathrooms 818.00 sq ft

34 Fellows Road, TN34 3TY

Freehold  
£290,000





Freehold

£290,000



3 Bedrooms



1 Reception



1 Bathrooms



818.00 sq ft

## PROPERTY DETAILS

A fantastic opportunity to acquire this spacious three bedroom family home, ideally situated in the popular Broomgrove area of Hastings, conveniently positioned close to well-regarded schools, local shops, regular bus routes and Hastings town centre.

The property offers well-proportioned accommodation throughout, comprising an entrance hall, a generous living room with patio doors opening onto the rear garden, a modern fitted kitchen/dining room with a range of matching wall and base units, and a large utility room providing excellent additional storage and space for further appliances. To the first floor there are three good sized bedrooms, together with a family bathroom and a separate W.C.

Further benefits include double glazing, private gardens to both the front and rear, with the rear garden enjoying a sunny south-westerly aspect, featuring a patio seating area and a timber storage shed. To the front there is a driveway providing off road parking for two vehicles.

We believe this is an ideal purchase for families or first-time buyers seeking generous living accommodation, good sized bedrooms and a convenient location close to local amenities.



## ROOM DIMENSIONS

Front Porch

Front Door

Hallway

Family Lounge  
18'1 x 10'9 (5.51m x 3.28m)

Kitchen / Breakfast Room  
13 x 10'3 (3.96m x 3.12m)

Utility Room  
7 x 7 (2.13m x 2.13m)

Stairs Uo To Landing

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

Bedroom  
32'9"3'3" x 29'6"6'6" (10'1 x 9'2)

Bedroom  
8'4 x 7'9 (2.54m x 2.36m)

Bathroom

WC

Off Road Parking

Rear Garden

## FEATURES

- Three Bedroom
- Mid Terraced House
- Seperate Utility Room
- Gas Central Heating & UPVC Windows
- Off Road Parking x 2
- Enclosed Rear Garden
- Close To Schools and Local Shops
- Open Plan Kitchen and Dining Room

