



Moloney
COUNTRY PROPERTY



29 ASHFORD ROAD HASTINGS

29 ASHFORD ROAD, HASTINGS, EAST SUSSEX. TN34 2HA

A BEAUTIFULLY PRESENTED, DETACHED 2 BED BUNGALOW IN POPULAR RESIDENTIAL LOCATION, A SHORT DISTANCE FROM THE TOWN CENTRE, ALEXANDER PARK AND SEAFRONT, COMPRISING STYLISH, CONTEMPORARY ACCOMMODATION INCLUDING TWO WELL-PROPORTIONED BEDROOMS, A BRIGHT AND AIRY SITTING ROOM WITH FIREPLACE, KITCHEN/BREAKFAST ROOM & MODERN BATH/SHOWER ROOM. ALONG WITH A DETACHED GARAGE, DRIVEWAY PROVIDING PARKING AND GOOD SIZE ELEVATED REAR GARDEN WITH LOWER PAVED TERRACE.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, KITCHEN/BREAKFAST ROOM, 2 DOUBLE BEDROOMS, BATH/SHOWER ROOM. FRONT GARDEN, DRIVEWAY PROVIDING PARKING, SINGLE GARAGE, ELEVATED REAR GARDEN WITH LOWER PAVED TERRACE, TIMBER STORE. GAS CENTRAL HEATING.



Paved steps to: Front door to:

ENTRANCE HALL: Doors to all rooms. Built in storage cupboards.

CLOAKROOM: Fitted with contemporary white WC with integrated hand basin, tiled splash-back. Shelf. Tiled floor.

SITTING ROOM: Large double glazed window to the front with shutters, window to side. Exposed brick fire surround with oak mantle over, inset with wood-burning stove on stone hearth. TV point. Coved ceiling.

KITCHEN/BREAKFAST ROOM: Double glazed windows to the side and rear with part glazed door leading out to the rear garden. Fitted with range of stylish contemporary base and wall units with woodblock worktop over, inset with gas hob, extractor over. Double ceramic sink unit. Tiled splash-backs. Built in oven with cupboards above and below. Space for Side-by-side fridge freezer. Plumbing for washing machine and dishwasher. Breakfast bar. Tiled floor. Inset ceiling lights.

BEDROOM: Double glazed window to the rear. Fitted with range of wardrobe cupboards with matching dressing table and drawers.

BEDROOM: Double glazed windows to the front with shutters and to side.

GUIDE PRICE £340,000



BATH/SHOWER ROOM: Obscure double glazed windows to the rear. Fitted with contemporary white suite comprising WC, hand basin set into dark grey storage unit and shower bath with glass screen to side. Ceramic, marble tiled walls, tiled floor.

OUTSIDE: The property is approached from the road over a driveway providing parking and leading to the detached single garage. Paved steps lead to the front door with an area of lawn to the side. The elevated rear garden enjoys a lower paved terrace for al-fresco dining with steps to the upper garden. Timber store.

SERVICES: Mains electric, water and drainage. Gas fired central heating.

FLOOR AREA: 71 m² (764 ft²) Approx.

EPC RATING: 'D'

LOCAL AUTHORITY: Hastings Borough Council.

COUNCIL TAX BAND: 'C'

TENURE: Freehold

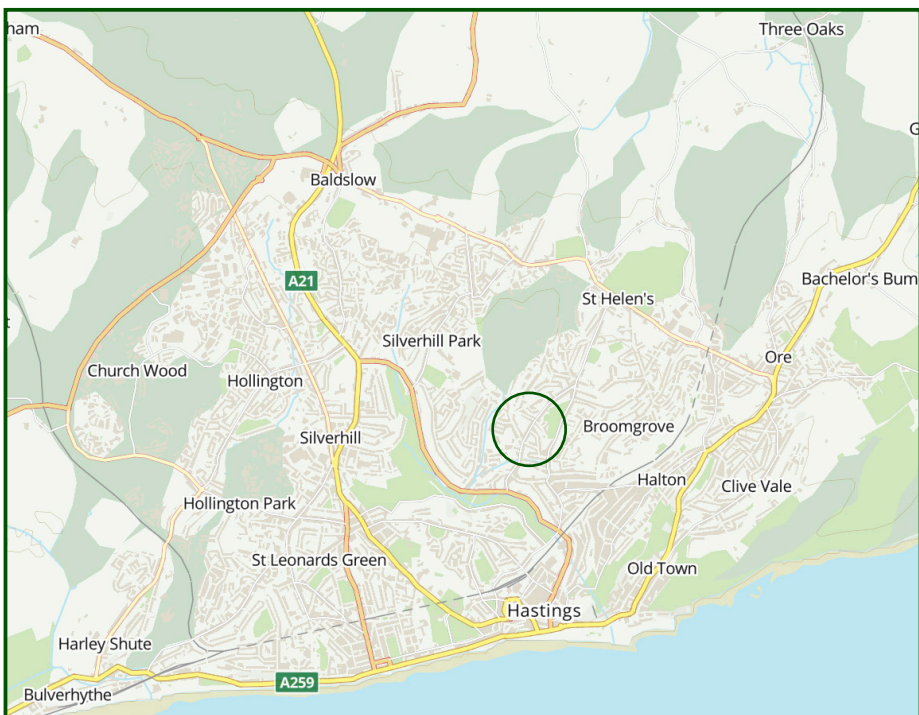
TRANSPORT LINKS: For the commuter, Hastings station provide services via Tonbridge to London Charing Cross and Eastbourne to the west, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling towards Hastings on Sedlescombe Rd North, at the roundabout bear left onto A2101, St Helens Rd. Turn left into Ashford Rd, opposite Alexander Park and no 29 will be found on the left.

What3Words (Location): [///pans.mint.opens](https://www.what3words.com/?q=///pans.mint.opens)

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

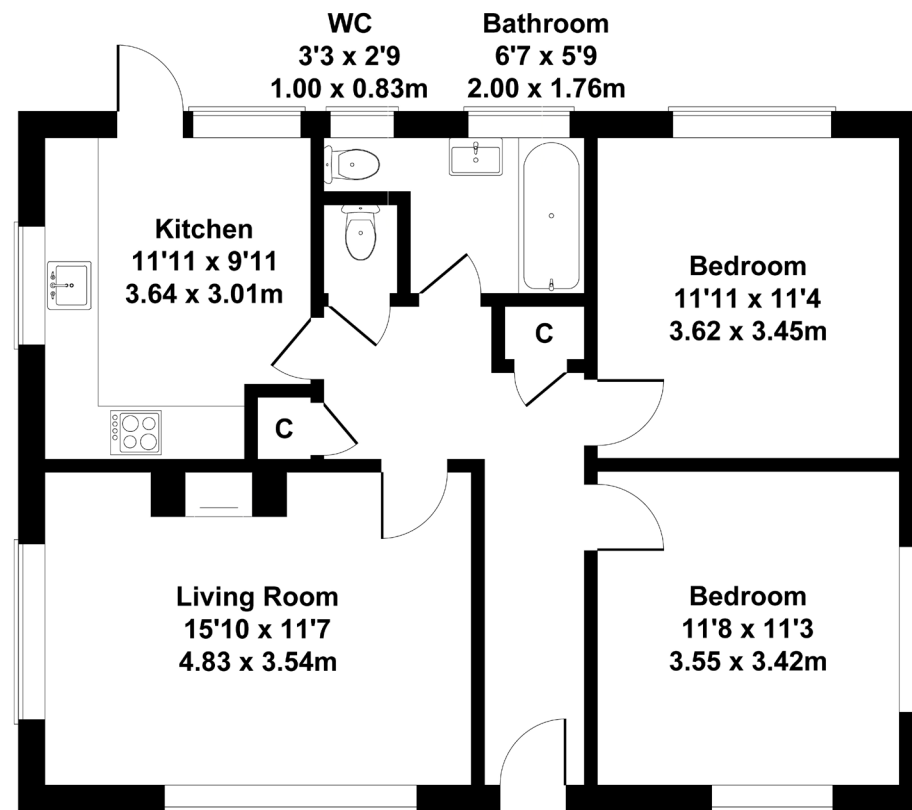


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

29 Ashford Road

Approximate Gross Internal Area
764 sq ft - 71 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Not to Scale.

For Illustrative Purposes Only.

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