Freehold

£295,000

447B The Ridge, Hastings, TN34 2RT

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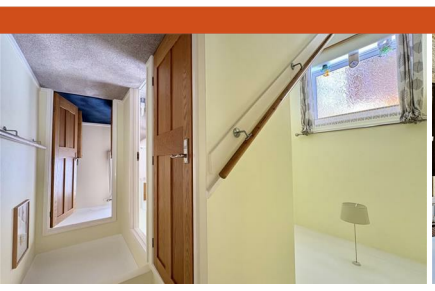

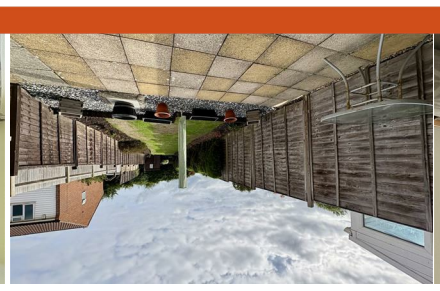

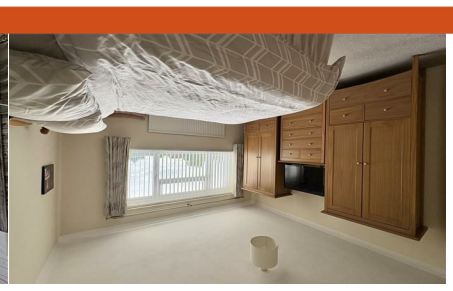

FLOORPLANS

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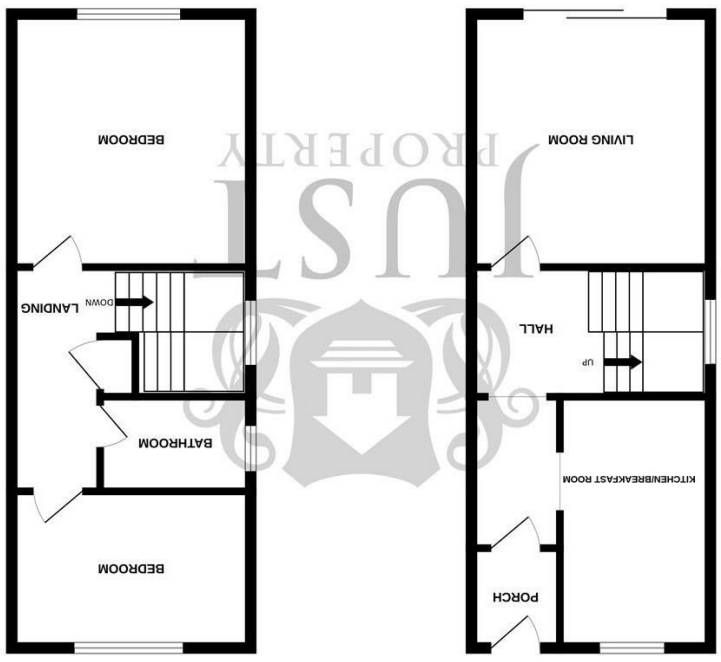

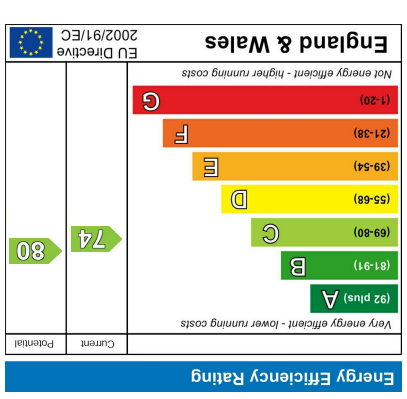

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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JUST PROPERTY

Freehold

£295,000

2 Bedrooms | 1 Receptions | 1 Bathrooms | 773.68 sq ft

PROPERTY DETAILS

A well-presented two bedroom house situated in a convenient location on The Ridge, Hastings, offering comfortable accommodation arranged over two floors together with off road parking and a generous rear garden.

The accommodation is approached via an entrance porch which opens into a spacious hallway with stairs rising to the first floor and useful understairs storage. The kitchen/breakfast room measures approximately 12'9" x 7'8" and is fitted with a range of matching wall and base units with space for a breakfast table.

To the rear is the living room, measuring approximately 12'10" x 11'10", enjoying a pleasant outlook over the garden with glazed sliding doors opening directly onto the patio, creating a natural extension of the living space during the warmer months.

Upstairs, the first floor landing provides access to two bedrooms, with the principal bedroom being a particularly good-sized double measuring approximately 12'10" x 11'10". The second bedroom measures approximately 11'10" x 7'7", while the family bathroom is fitted with a white suite comprising a panelled bath, wash hand basin and WC.

Outside, the property benefits from off road parking to the front, while the rear garden is a particular feature. Immediately adjoining the house is a paved patio, ideal for outside seating and entertaining, which leads onto a long area of lawn with established boundaries and a timber garden shed.

The property would make an excellent choice for a first-time buyer, small family or those looking to downsize, and viewing is highly recommended to appreciate the accommodation, garden and convenient location.

ROOM DIMENSIONS

Front Door

Porch

Entrance Hall
11'10" x 5'8" (3.61 x 1.75)

Kitchen Breakfast Room
12'9" x 7'8" (3.91 x 2.36)

Living Room
12'10" x 11'10" (3.93 x 3.61)

Under Stairs Cupboard

Stairs to Landing

Bedroom
12'10" x 11'10" (3.93 x 3.62)

Bedroom
11'10" x 7'7" (3.61 x 2.32)

Bathroom
8'1" x 4'11" (2.47 x 1.50)

Patio

Rear Garden

Off Road Parking

FEATURES

- Two Bedroom House
- Generous Rear Garden
- Off Road Parking
- Kitchen/Breakfast Room
- Living Room Opening Onto The Garden
- Two Well-Proportioned Bedrooms
- First Floor Bathroom
- Useful Understairs Storage
- Patio Seating Area
- Convenient Ridge Location

Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.