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**182 Frederick Road, Hastings, East Sussex TN35 5AU**  
**Offers In Excess Of £260,000 Freehold**

Nestled on the desirable Frederick Road in Hastings, this charming semi-detached two-bedroom bungalow offers a delightful blend of comfort and convenience. The property is ideally situated, providing easy access to local bus routes, making it perfect for those who appreciate both tranquillity and connectivity. Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and airy lounge, perfect for relaxation or entertaining guests. The well-appointed kitchen-diner is a highlight of the home, offering ample space for family meals and gatherings. The bungalow features two generously sized double bedrooms, ensuring plenty of room for rest and privacy. A modern shower room adds to the practicality of the living space, while a rear porch/utility area enhances functionality. One of the standout features of this property is the enclosed private rear garden, which is laid to lawn and complemented by a patio area. This outdoor space is ideal for enjoying sunny days or hosting barbecues with friends and family. Additionally, the garden boasts a charming summer house or garden bar, providing a perfect retreat for leisure or hobbies. The bungalow is equipped with modern comforts, including gas-fired central heating and double glazing, ensuring a warm and inviting atmosphere throughout the year. This property presents an excellent opportunity for those seeking a comfortable home in a sought-after location. Don't miss the chance to make this delightful bungalow your own.



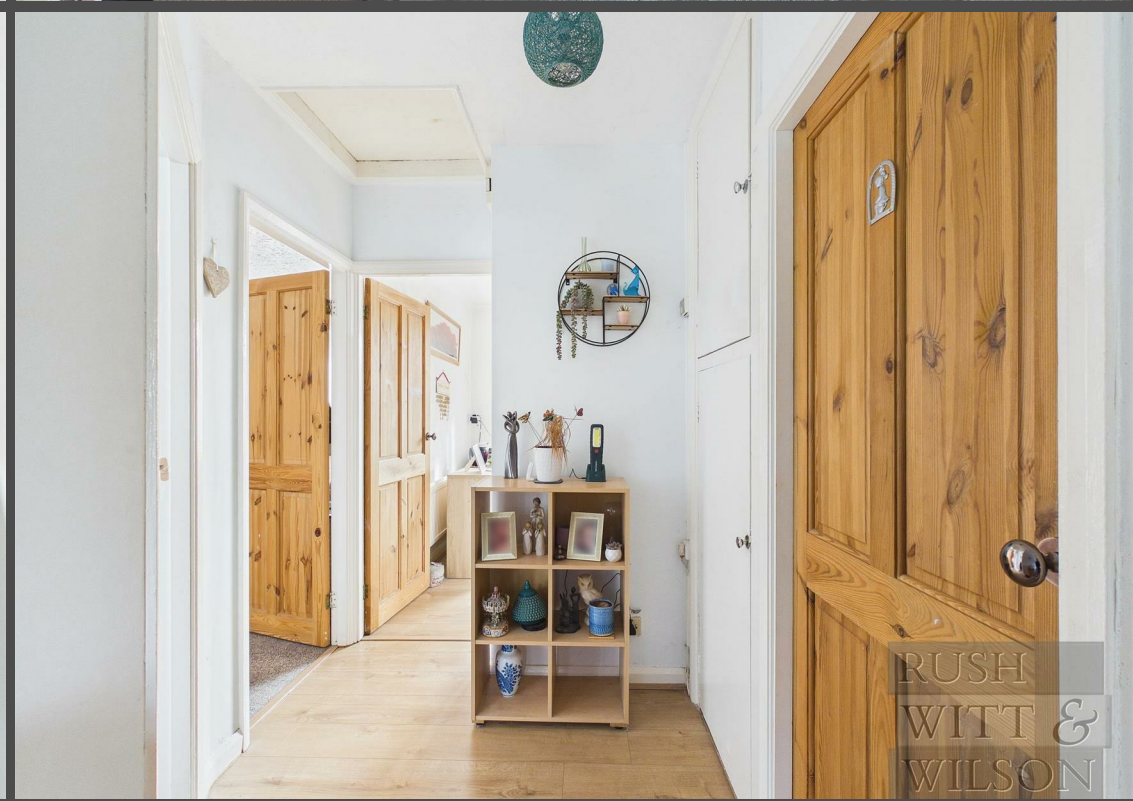
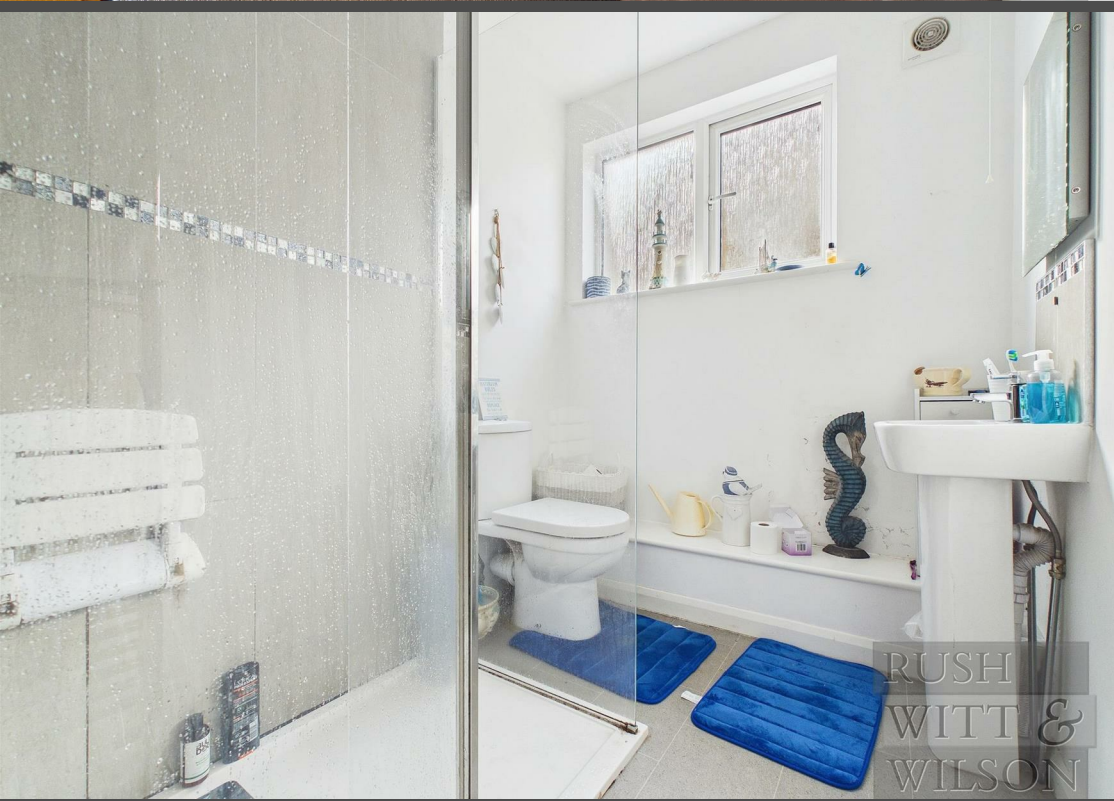


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Approximate total area<sup>(1)</sup>

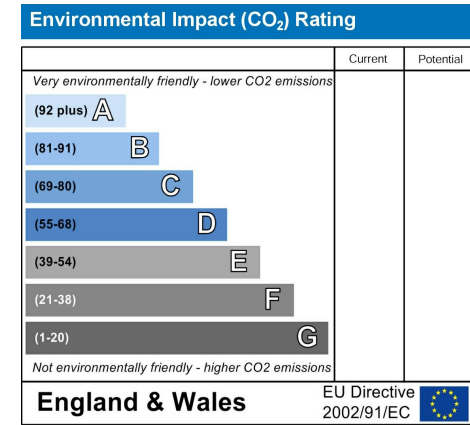
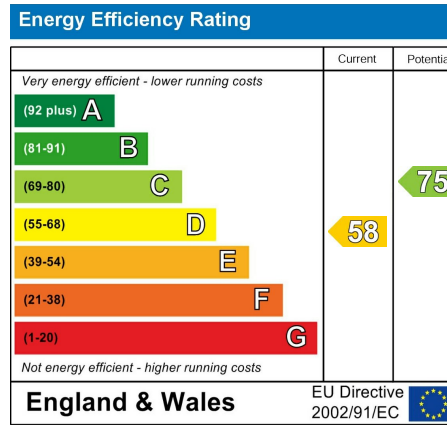
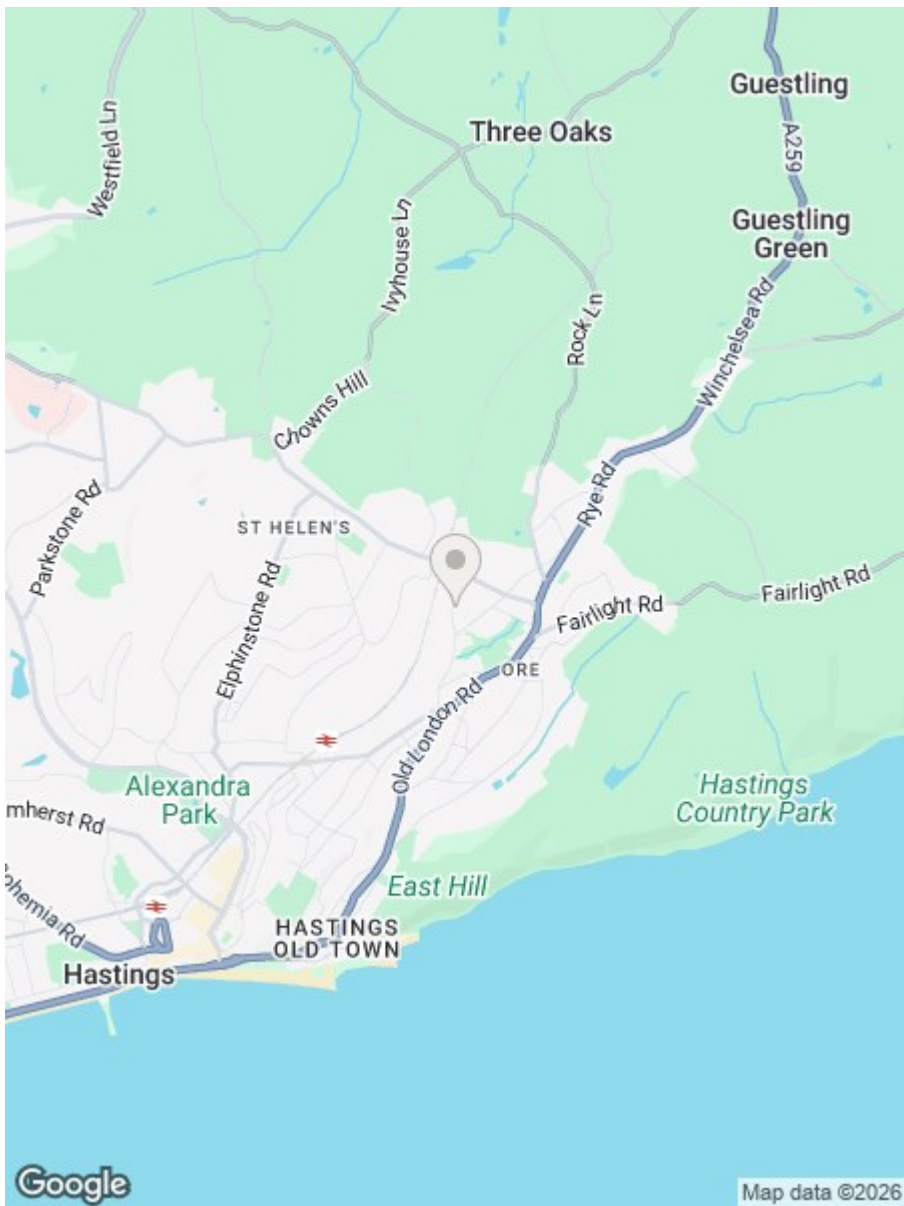
62.1 m<sup>2</sup>  
668 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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