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182 Frederick Road, Hastings, East Sussex TN35 5AU
Offers In Excess Of £280,000 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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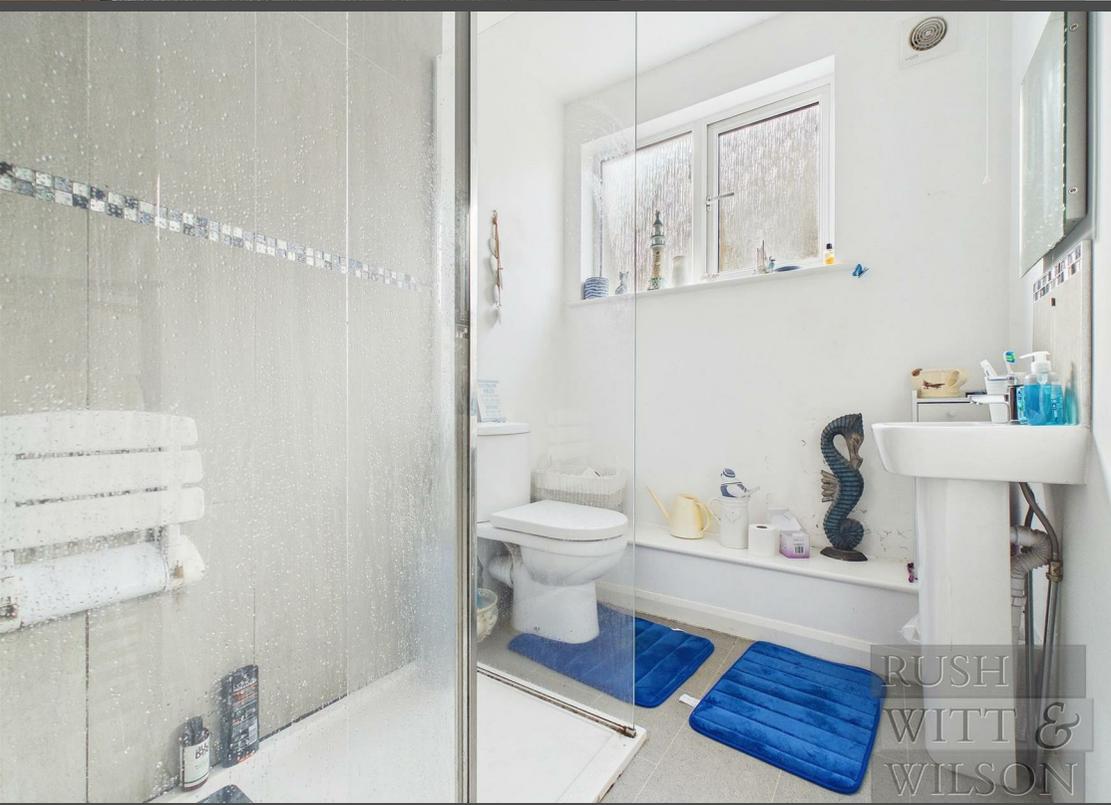
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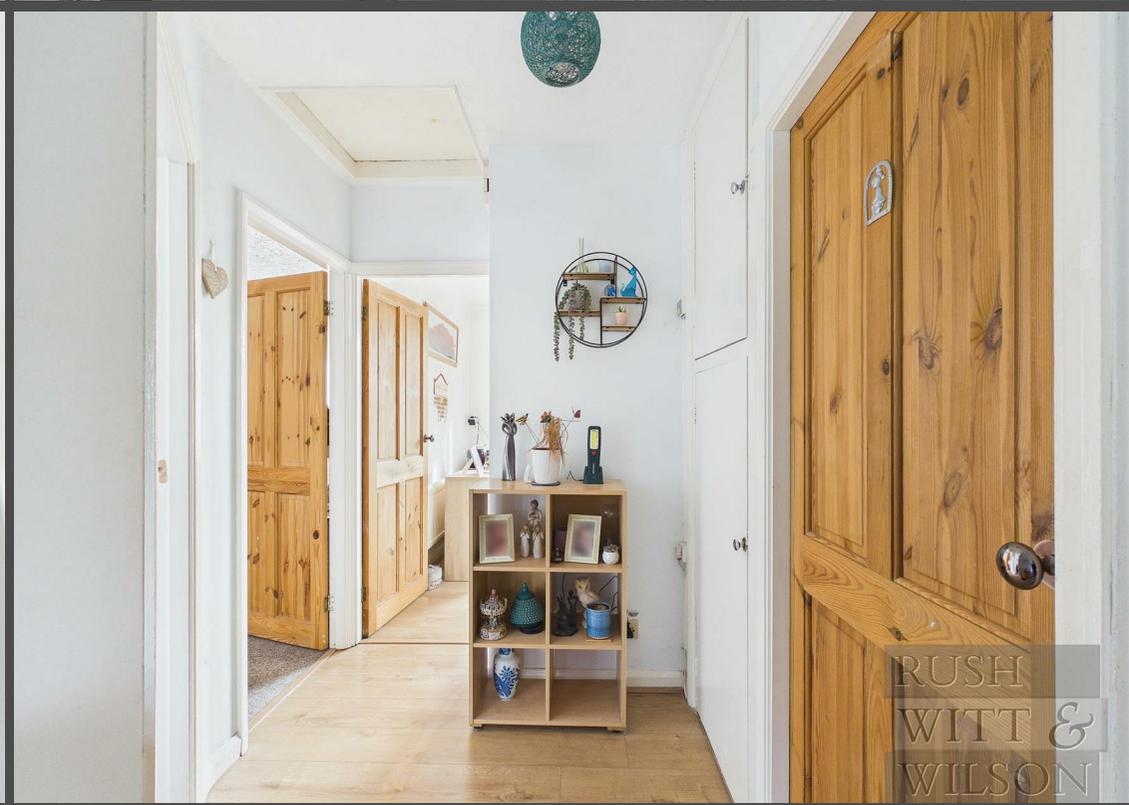
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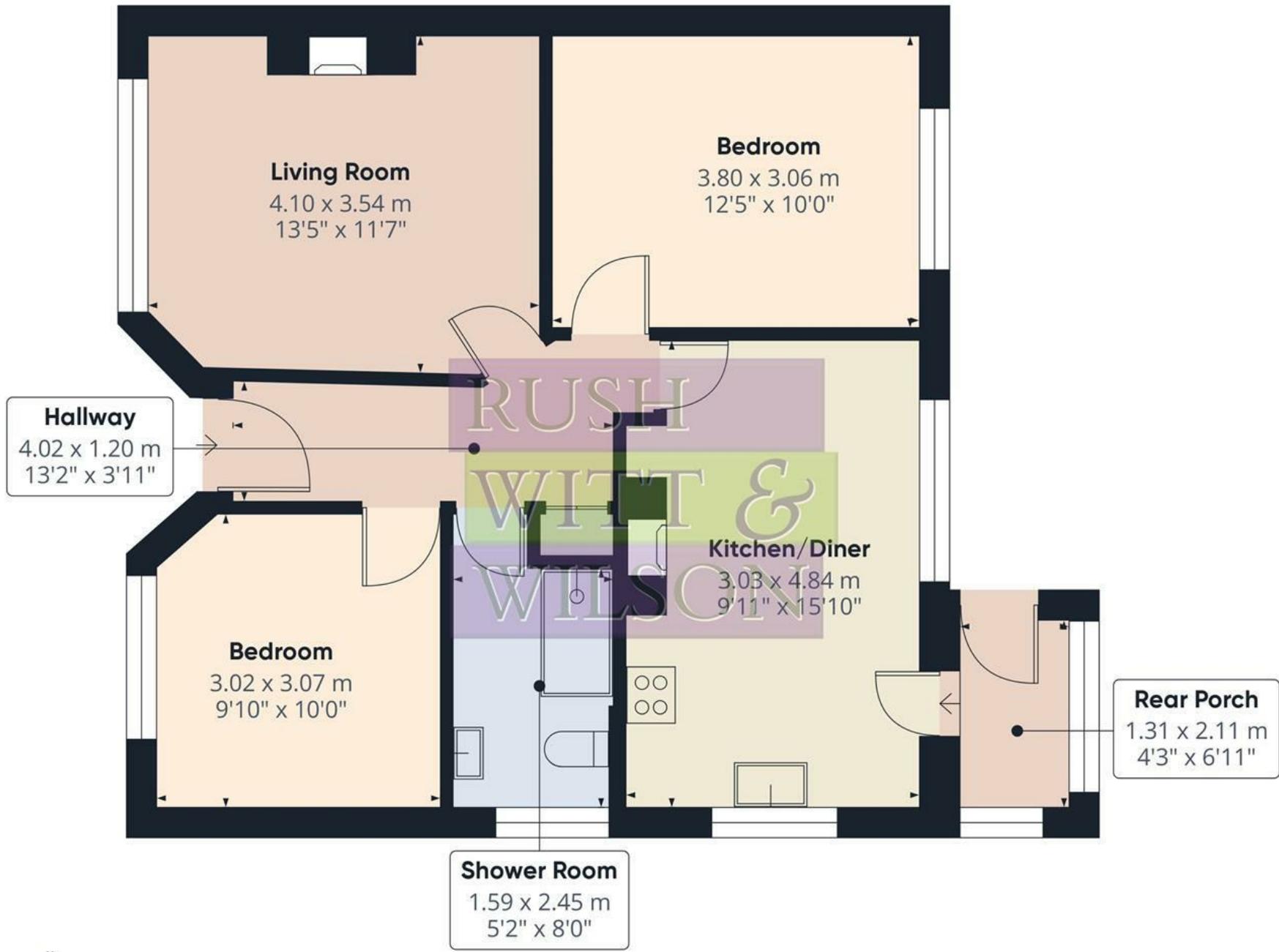
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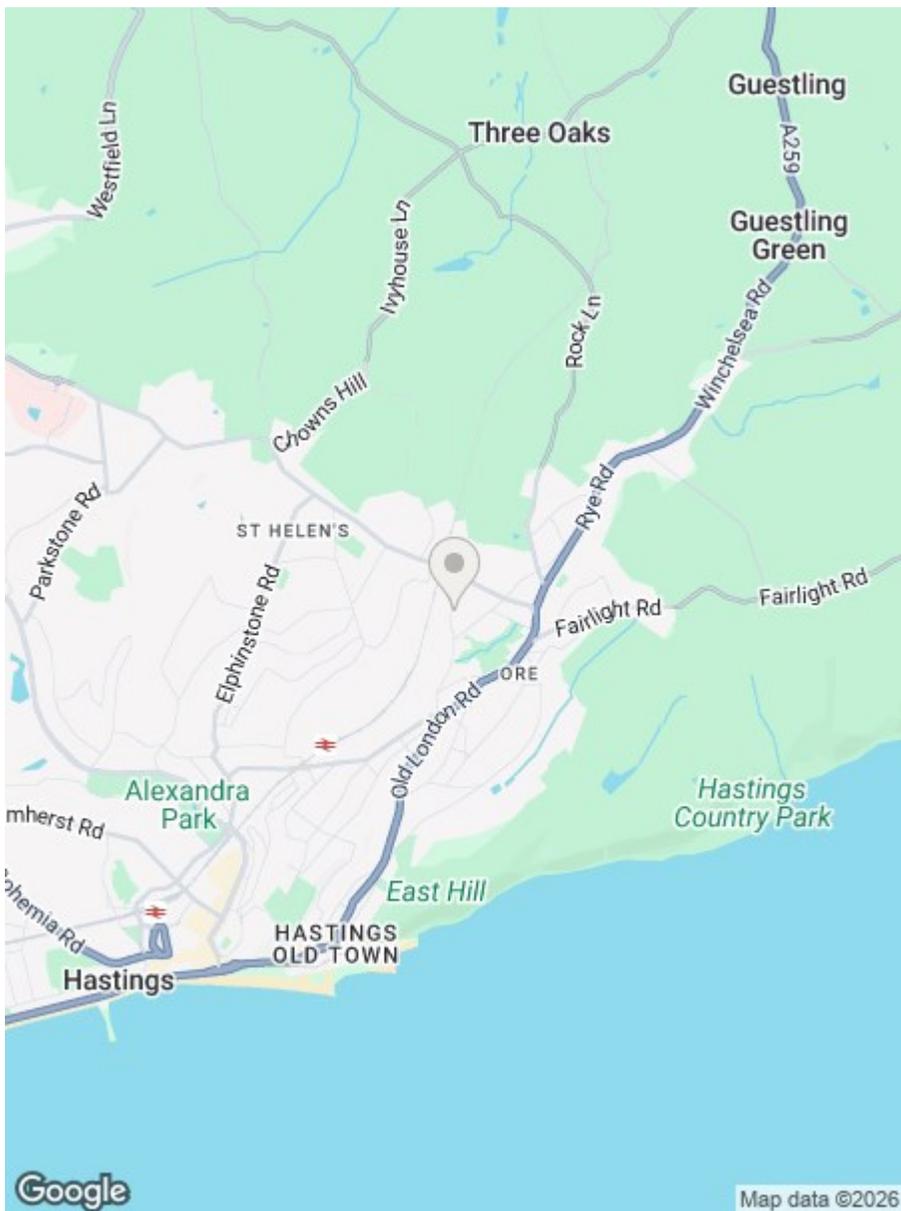
Approximate total area⁽¹⁾

62.1 m²
668 ft²

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word or mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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