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BURGESS & CO. 80 Hughenden Road, Hastings, TN34 3TE **£285,000 Freehold**
01424 222255



Burgess & Co are pleased to offer to the market this spacious three bedroom bay fronted terraced house, conveniently located within close proximity to local amenities, local schools, Ore train station, bus services and is also within easy access to Alexandra Park and Hastings Town Centre with its shops, restaurants, and seafront. The accommodation comprises an entrance hall, a bay fronted living room, a dining room, a modern kitchen and to the first floor there are two double bedrooms, a smaller third bedroom and a family bathroom. Further benefits include gas central heating, double glazing and to the outside there is a tiered rear garden with seating areas being ideal for relaxation and a timber shed with power which is currently being used as a home office. Viewing recommended by vendors' sole agents.

Entrance Hall

With radiator, fitted cupboard, stairs to First Floor, double glazed window to the front.

Living Room

14'2 x 10'7
With radiator, feature fireplace with wood burner, double glazed bay window to the front.

Dining Room

11'0 x 9'7
With radiator, feature surround, double glazed window to the rear.

Kitchen

10'9 x 5'7
Comprising matching range of wall & base units, worksurfaces, inset stainless steel sink unit, inset gas hob with extractor hood over, fitted oven, integrated slimline dishwasher, radiator, fitted cupboard housing wall mounted boiler, double glazed window & door to the rear garden.

First Floor Landing

Bedroom One

14'8 x 10'7
With radiator, double glazed bay window to the front.

Bedroom Two

10'7 x 9'5
With radiator, feature fireplace, double glazed window to the rear.

Bedroom Three

10'8 x 5'9
With radiator, fitted cupboard, double glazed window to the rear.

Bathroom

8'1 x 4'9
Comprising panelled bath with shower over & screen, wash hand basin, low level w.c, partly tiled walls, double glazed frosted window to the front.

Outside

To the front there is a wall enclosed courtyard area with gate and steps leading to the front door. To the rear there is a patio area, a pathway, an area of raised flowerbeds

housing mature plants & shrubs, a further patio area with timber shed with light & power currently used as a home office, an area of decking and the garden is enclosed by fencing.

NB

Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

