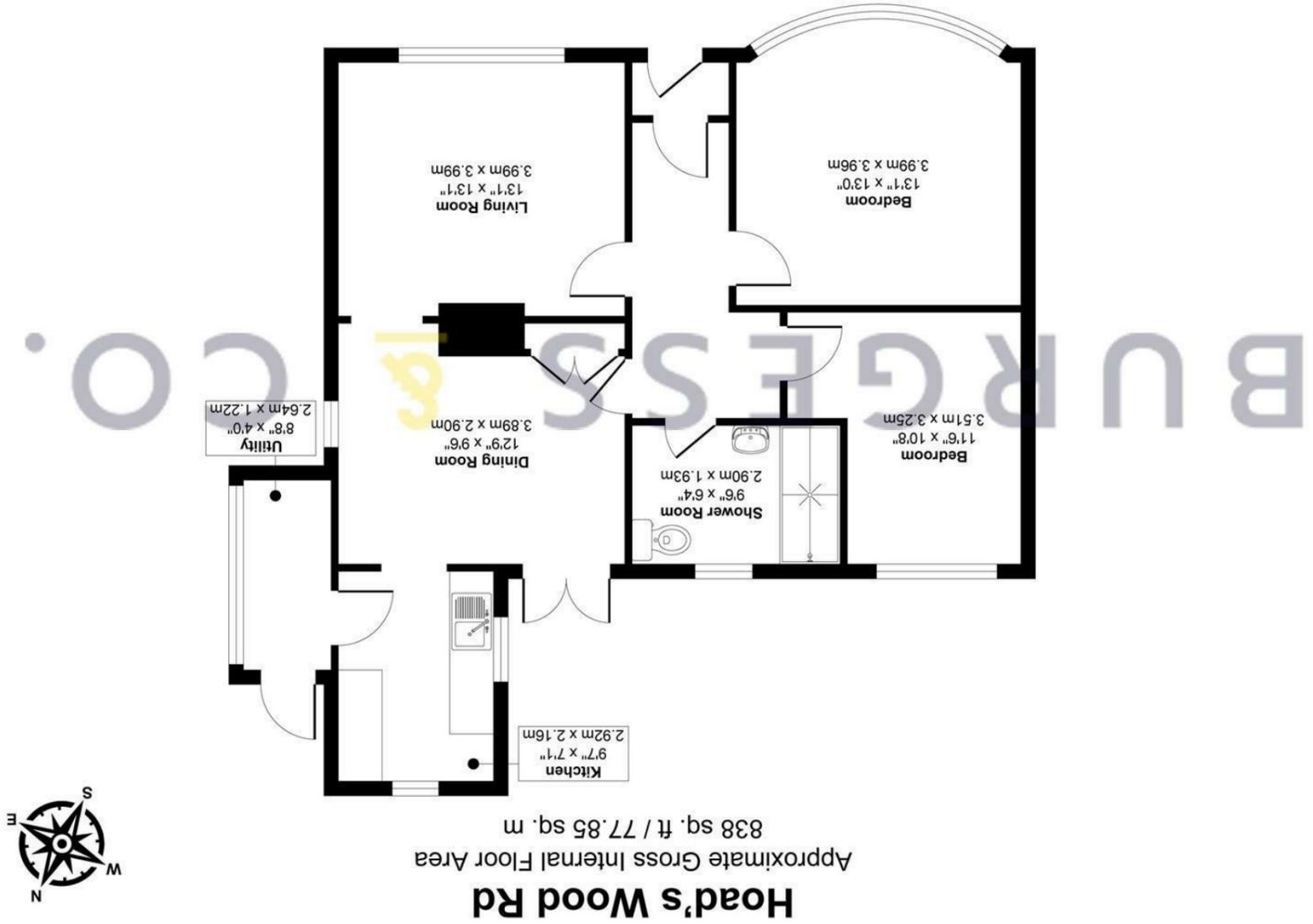


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**BURGESS & CO.** 151 Hoads Wood Road, Hastings, TN34 2BB  
 01424 222255

Offers In Excess Of  
 £330,000 Freehold



01424 222255

Burgess & Co are delighted to bring to the market an opportunity to acquire this detached bungalow with scope for improvement, situated in a quiet residential area yet being within close proximity to The Ridge with Conquest Hospital, bus services and local amenities in Ore Village. Hastings Town Centre is within 2 miles providing further shopping facilities, mainline railway station and the seafront. The accommodation comprises an entrance porch, an entrance hall, a living room, a dining room, a fitted galley kitchen, two bedrooms and a fitted shower room. Further benefits include gas central heating and double glazing. To the outside there is a front garden, a driveway providing off road parking, and a well maintained rear garden. Viewing is recommended by vendors sole agents.

**Porch**

With wooden door to

**Entrance Hall**

With radiator, airing cupboard housing Worcester boiler, hatch to loft via ladder being insulated & boarded.

**Living Room**

13'1 x 13'1

With radiator, feature fireplace, double glazed bay window to the front.

**Dining Room**

12'9 x 9'6

With radiator, feature fireplace with marble hearth, fitted cupboard, single glazed porthole window to the side, wooden door to the rear garden. Archway to

**Kitchen**

9'7 x 7'1

Comprising matching range of wall & base units, work surface, double glazed window to the rear, wooden window to the rear, wooden stable door to

**Lean-to Utility**

8'8 x 4'0

Being wooden with space for appliances, wooden door to garden.

**Bedroom One**

13'1 x 13'0

With radiator, fitted wardrobes, double glazed window to the front.

**Bedroom Two**

11'6 x 10'8

With radiator, double glazed window to the rear.

**Shower Room**

9'6 x 6'4

Comprising walk-in shower with Triton electric shower, low level w.c, pedestal wash hand basin, partly aqua-panelled & tiled walls, radiator, double glazed frosted window to the rear.

**Outside**

To the front there is a gravel driveway providing off road parking, an area of lawn, mature trees & shrubs and a

patio area. To the rear there is an extensive garden being mainly laid to lawn with patio area, mature trees & shrubs, garden shed, greenhouse and is enclosed by fencing.

**NB**

Council tax band: C

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

