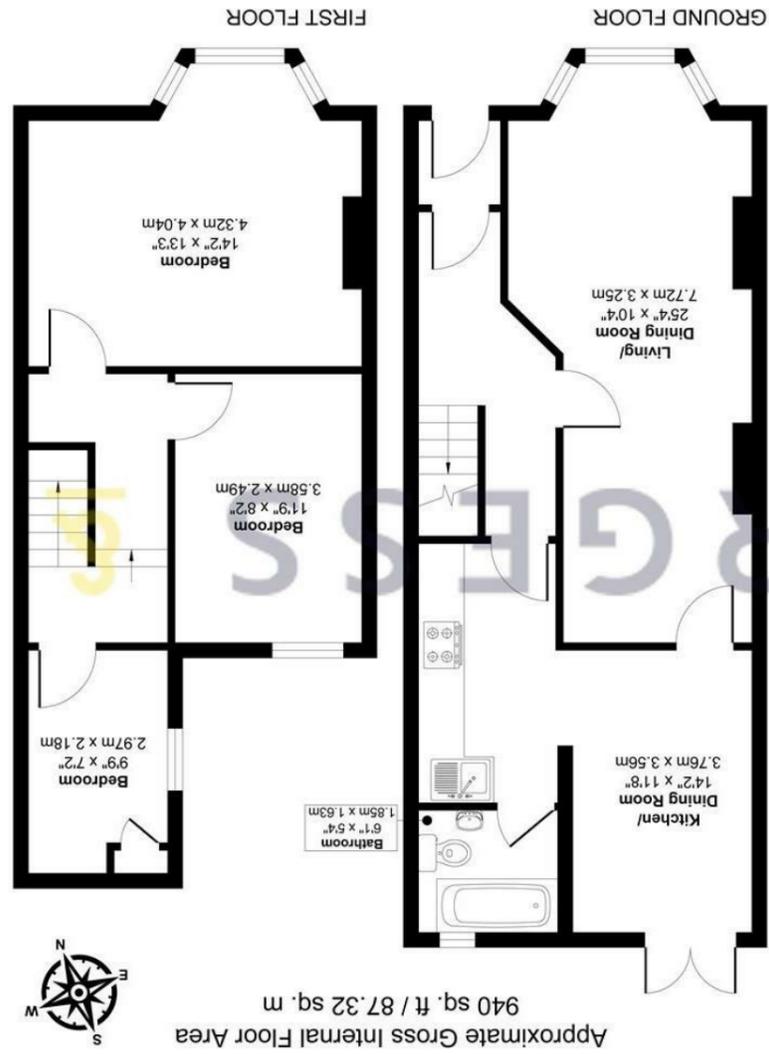




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BURGESS & CO. 33 Grove Road, Hastings, TN35 4JS
01424 222255

£265,000 Freehold



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Burgess & Co are delighted to bring to the market this bright and spacious, three bedroom period terraced property in a convenient residential location. Ideally situated being within walking distance of Ore Village with bus services, shops, ALDI supermarket, restaurants and local primary and secondary schools. The accommodation is arranged to provide to the ground floor a porch, a hallway, a dual aspect 25'4ft through living/dining room, a modern kitchen with utility area, a modern bathroom and to the first floor there are three bedrooms. The property is presented extremely well and benefits from double glazing, gas central heating, a small front courtyard area and to the rear there is a patio area and enclosed garden. Viewing is essential to fully appreciate all that this property has to offer.

Porch

With door to

Entrance Hall

With radiator, stairs to first floor.

Living/Dining Room

25'4 x 10'4

A bright and spacious dual aspect room, with two radiators, wall mounted feature electric fire, double glazed feature bay window to the front, double glazed door to

Kitchen/Breakfast Room

14'2 x 11'8

Comprising matching modern range of wall, base & drawer base units, worksurface, inset sink unit, tiled splashbacks, inset electric hob with extractor hood over, eye level oven and microwave, inset ceiling spotlights, vertical radiator, breakfast bar area, space for American style fridge/freezer, radiator, double glazed French doors to the rear garden. Door to hallway, door to

Bathroom

6'1 x 5'4

Modern suite, comprising bath with shower over & screen, low level w.c, wash hand basin, partly tiled walls, inset ceiling spotlights, extractor fan, double glazed frosted window to the rear.

First Floor Landing

Bedroom One

14'2 x 13'3

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

Bedroom Two

11'9 x 8'2

With radiator, double glazed window to the rear.

Bedroom Three

9'9 x 7'2

With radiator, fitted cupboard, double glazed window to the side.

Outside

To the front there is a wall enclosed courtyard area and to the rear there is a patio area, steps lead up to an area of lawn, a paved pathway, a timber shed, gated rear access and is enclosed by fencing.

NB

Council tax band: B

