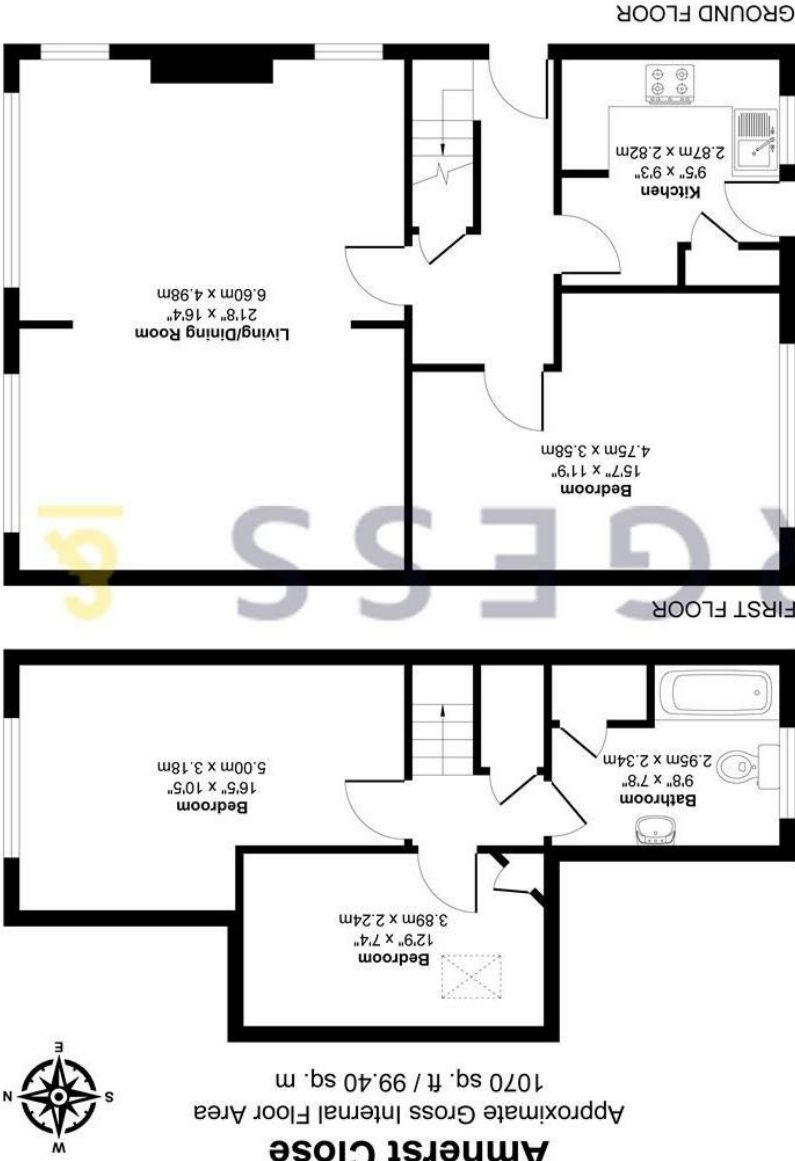




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BURGESS & CO.
01424 222255

1A Amherst Close, Hastings, TN34 1TY

£350,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this bright and spacious semi-detached chalet style house situated in an elevated position in a quiet residential close. Ideally located being a close to a nearby primary school, tennis courts, and within a mile of Hastings Town centre with its array of shopping facilities, restaurants, mainline railway station, bus services and sea front. The accommodation is accessed via steps to a front door with entrance hall, 21'8ft lounge/dining room, fitted kitchen and 15'7ft bedroom to the ground floor. To the first floor are 2 double bedrooms and a family bathroom. The property benefits from gas central heating, double glazing, a front garden with elevated driveway providing off road parking and a small enclosed walled rear garden. Viewing is essential to fully appreciate all that this property has to offer.

Entrance Hall

With radiator, stairs to First Floor, understairs storage cupboard.

Living/Dining Room

21'8 x 16'4
With three radiators, feature electric fireplace, dual aspect with double glazed windows to the front & side.

Kitchen

9'5 x 9'3
Comprising matching range of wall & base units, worksurface, tiled splashbacks, inset sink unit, inset gas hob with extractor hood over, fitted cooker, space for appliances, fitted cupboard, double glazed window & door to the rear.

Bedroom

15'7 x 11'9
With radiator, double glazed window to the rear.

First Floor Landing

Bedroom

16'5 x 10'5
With radiator, double glazed window to the front.

Bedroom

12'9 x 7'4
With radiator, loft hatch, Velux window.

Bathroom

9'8 x 7'8
Comprising bath with shower over & screen, pedestal wash hand basin, low level w.c, shaver point, chrome heated towel radiator, fitted cupboard, double glazed frosted window.

Outside

To the front there is an area of lawned garden, a steep block paved driveway providing off road parking and steps leading to a fence with gated access to the front door. To the side there is a block paved area of garden and to the rear there is a pathway with steps leading to a raised patio area

with flowerbed borders housing mature plants & shrubs, enjoying privacy.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	

