

BURGESS & CO. 49 Old London Road, Hastings, TN35 5NB

Offers In Excess Of
£550,000



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We are delighted to bring to the market a stunning Edwardian semi-detached house situated within this section of private road, within the historic Hastings Old Town. Properties within this location rarely ever come to the open market. This immaculate and beautifully presented property also boasts bay fronted sitting room, second reception room/ground floor bedroom 4, spacious kitchen/dining room with utility space, newly installed family bathroom, separate WC, entrance hall and spacious landing. To the outside the property enjoys a sunny aspect courtyard garden and private area of parking. The property may suit further development and does have past planning permission granted for second floor master suite with sun terrace and subject to having planning permissions updated this would be a fabulous addition. The property additionally benefits from gas boiler with radiators and double glazing. Ideally located within this peaceful tucked away location you are close to good schools as well as being within easy reach of Hastings Old Town with its array of independent shops and eateries. For further information or to arrange a viewing of this superb property please contact Burgess & Co, Sole Agents.

Double Glazed Front Door into:

Entrance Vestibule

cornicing, further original door into:

Entrance Hall

attractive tiling, period archway, two doors to understairs storage.

Living Room

14'5" into bay x 13'1" (4.41m into bay x 4.00m)

impressive marble fireplace with working fire, double glazed sash bay window to front with bespoke fitted shutters, ceiling rose, cornicing, picture rail.

Ground Floor Bedroom/Separate Reception Room

10'4" x 10'11" (3.17m x 3.35m)

double glazed sash with outlook to rear, picture rail, cornicing,

Kitchen/Dining Room

10'9" max x 25'0" (3.28m max x 7.63m)

Dining Area: wood floor, door to good sized storage, pair of double glazed sash windows overlooking rear courtyard garden, opening to:

Kitchen Area: range of solid working surfaces, cupboards and drawers under also cupboards over, integrated as hob with extractor over, integrated double oven, space for fridge, space and plumbing for dishwasher, Belfast sink with

mixer taps over, double glazed window with outlook to side, spotlights, double glazed windows and double glazed door onto sunny aspect and secluded rear courtyard garden, doors to:

Utility Space

with space and plumbing for washing machine, space for dryer, space for further fridge/freezer,

Stairs rising to first floor, beautiful original staircase to half landing where there is:

Cloakroom/WC

double glazed frosted sash window to side.

Hugely Impressive Master Bedroom

14'7" into bay x 16'11" (4.46m into bay x 5.17m)

double glazed sash windows and bay, bespoke fitted shutters, picture rail, ceiling rose,

Large landing with hatch giving access to loft.

Bedroom 2

10'5" (door to wall) x 10'11" (3.18 (door to wall) x 3.34m)

double glazed sash window with outlook to rear.

Bedroom 3

8'10" (door to window) x 10'8" max (2.71m (door to window) x 3.26 max)

built in storage, double glazed sash window with outlook to rear.

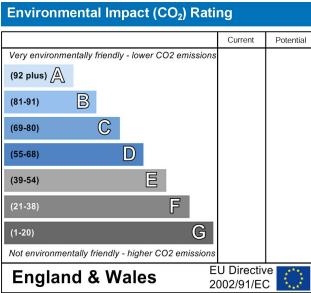
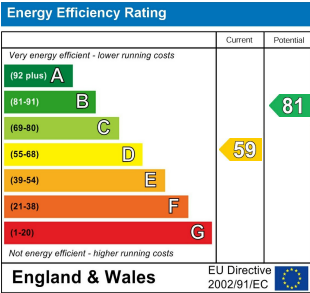
Recently Installed Family Bathroom

7'6" max x 5'10" (2.29 max x 1.80m)

with bath with rinser and rainfall shower head above, vanity wash hand basin with mixer taps over, chrome heated towel rail, fully tiled walls, spotlights, door to airing cupboard, double glazed frosted sash window to side.

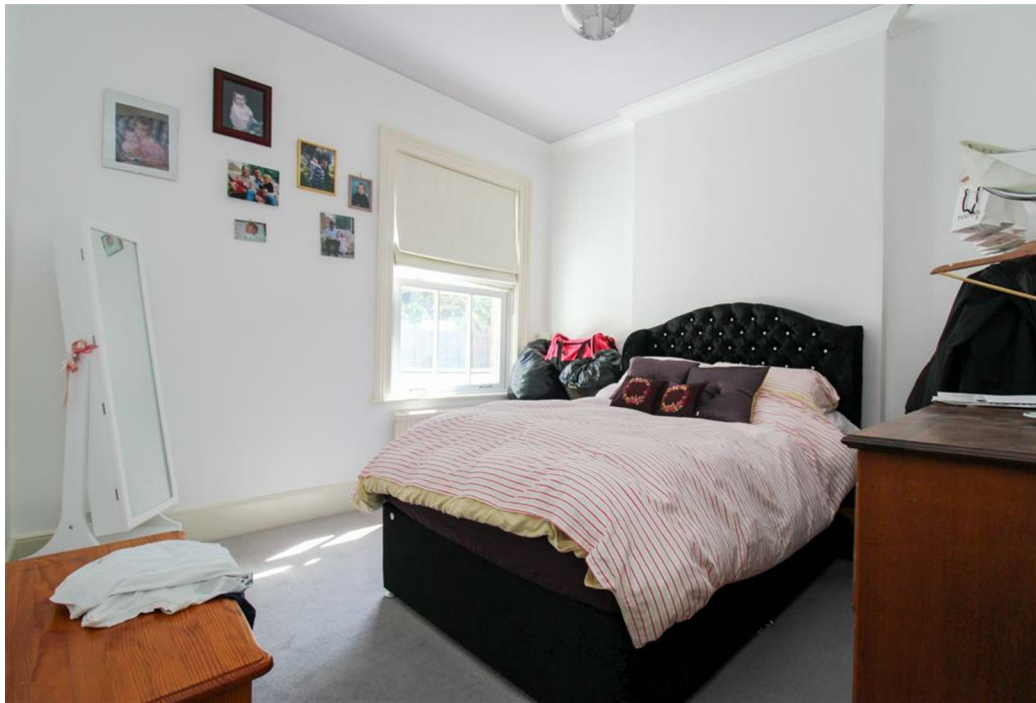
Outside

There is generous access to side with newly installed gate which would suit off road parking for motorbikes, door to solid brick built store with shelving and double glazed window to side and double glazed door for access. As well as parking to the side behind gates there is also private area to the front of garden which would allow further parking.















Old London Road



Not to Scale. Produced by The Plan Portal 2021
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