



**Ticehurst Close**  
 Approximate Gross Internal Floor Area  
 560 sq. ft / 52.02 sq. m

**BURGESS & CO.** 21 Ticehurst Close, Hastings, TN35 5QQ  
 01424 222255

£235,000 Freehold



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**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market this charming mid terraced house built circa 30 years ago and situated in a quiet residential close. Ideally located being close to nearby schools, bus services, Ore Village with its array of shopping facilities, doctors surgery and Aldi supermarket. The historic Hastings Old Town is under 1.5 miles away with further shops, pubs, restaurants and seafront. The accommodation is arranged to provide an entrance hall, a living room, a fitted kitchen and to the first floor there are two bedrooms and a family bathroom. The property benefits from gas central heating, double glazing, two allocated parking spaces directly opposite the house and an enclosed rear garden. This property would be ideal for first time buyers or buy to let investors and viewing is essential to fully appreciate all that is on offer.

**Entrance Hall**

With stairs to First Floor.

**Living Room**

15'2 x 12'1

With two radiators, double glazed window to the front. Door to

**Kitchen**

12'1 x 7'8

Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashback, fitted gas hob with extractor hood over, fitted oven, space for appliances, wall mounted boiler, radiator, double glazed window to the rear, double glazed French doors opening to the rear garden.

**First Floor Landing**

with trap hatch to loft.

**Bedroom One**

12'1 x 11'7

With radiator, fitted wardrobe, fitted cupboard, two double glazed windows to the front.

**Bedroom Two**

11'5 x 6'4

With radiator, double glazed window to the rear.

**Bathroom**

6'1 x 5'4

Comprising panelled bath with shower over & screen, low level w.c, wash hand basin, partly tiled walls, double glazed frosted window to the rear.

**Outside**

To the front there are two allocated parking spaces and to the rear there is a patio area, an area of decking, and areas of shingle being enclosed by fencing with gated rear access.

**NB**

Council tax band: B

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 	

