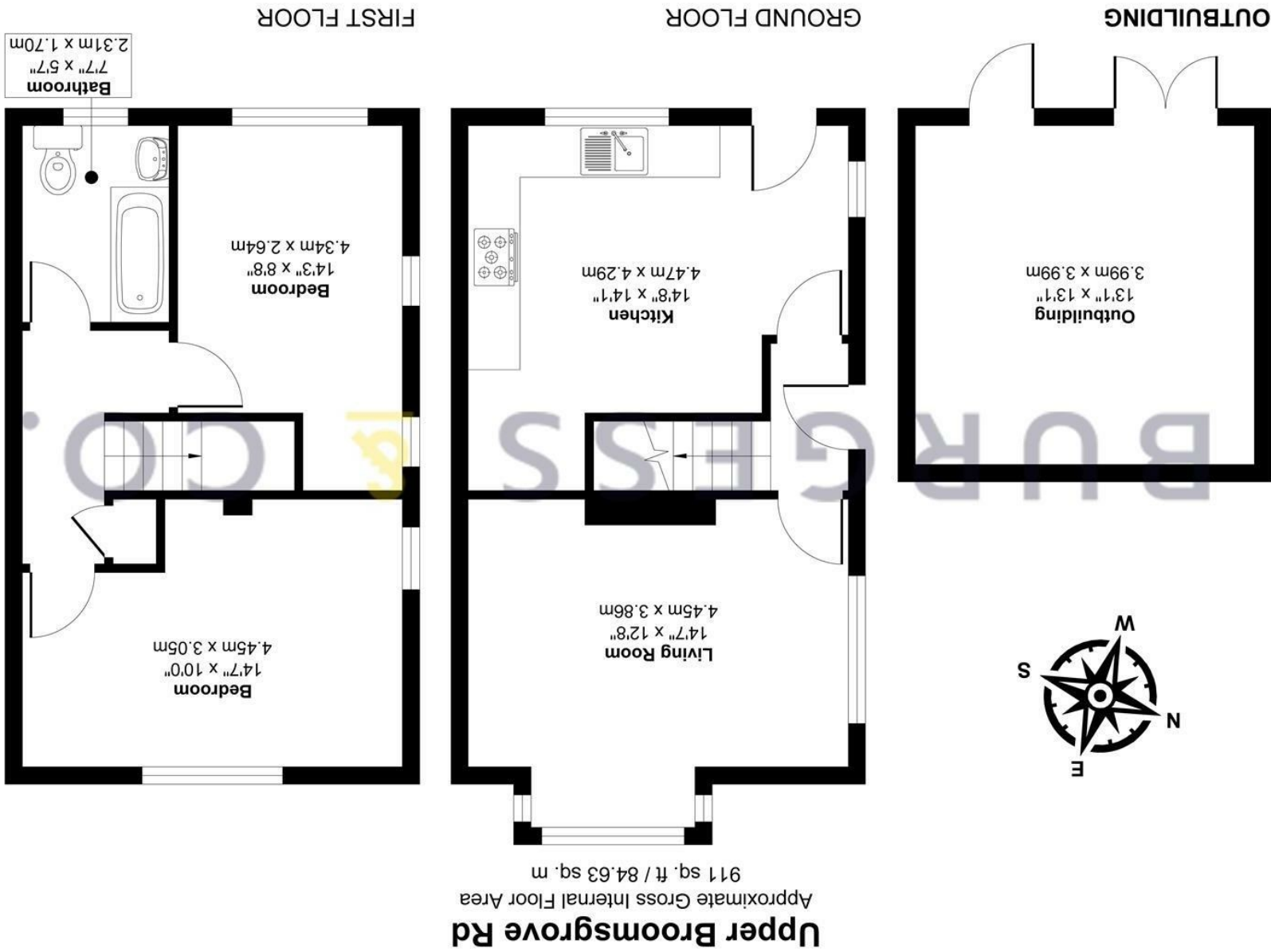


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BURGESS & CO.  
01424 222255

45 Upper Broomgrove Road, Hastings, TN34 3PH

£250,000 Freehold





**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market this well proportioned two bedroom end of terrace house, ideally located within easy reach of local schools, Ore train station, amenities at Ore Village, bus services as well as access to Alexandra Park, Hastings Town Centre with its range of shopping & leisure facilities, seafront and historic Old Town. The accommodation comprises a 14'7 living room with wood burner, a 14'8 modern kitchen/diner and to the first floor there are two double bedrooms and a family bathroom. The property benefits from double glazing and gas central heating. To the front there is off road parking, access to the side and a particular features is the good sized enclosed rear garden with areas of decking, an area of lawn and a fully powered workshop/office. Viewing highly recommended by vendors sole agents.

Entrance Hall

With stairs to First Floor.

Living Room

14'7 x 12'8

With radiator, fireplace with wood burner, double glazed bay window to front, double glazed window to side.

Kitchen

14'8 x 14'1

Comprising a matching range of wall, base & drawer units, worksurfaces, inset stainless steel sink unit with mixer taps over, tiled splashbacks, integrated gas hob with extractor hood over, integrated double oven, space & plumbing for washing machine & dishwasher, space for standing fridge freezer, breakfast bar area, inset ceiling spotlights, understairs storage cupboard, radiator, double glazed window to the side & rear, double glazed door leading to the rear garden.

First Floor Landing

With built-in cupboard.

Bedroom One

14'7 x 10'0

With radiator, fitted wardrobes, ceiling light with fan, double glazed window to the front & side.

Bedroom Two

14'3 x 8'8

With radiator, hatch giving access to loft, inset ceiling spotlights, two double glazed windows to the side, double glazed window to the rear.

Bathroom

7'7 x 5'7

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

Outside

To the front there is off road parking and gated access to the side with an area of decking, a raised flowerbed border. To the rear there is an area of decking, two steps lead up to an area of lawn with wooden stepped pathway, a raised flowerbed border to one side housing plants, shrubs & palm tree, steps lead up to a gated area of decking with Workshop/Office and the garden is enclosed by fencing.

Workshop

13'1 x 13'1

With light & power, double glazed patio doors, double glazed door to the front.

NB

Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(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