



BURGESS & CO. 107 Edmund Road, Hastings, TN35 5LE
01424 222255

£430,000 Freehold



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Burgess & Co are delighted to bring to the market this charming period terraced house, situated in the sought after Clive Vale area of Hastings. Ideally located being less than a mile away from the historic Old Town with its array of bespoke shops, restaurants and the seafront. The main town centre has further shopping facilities, mainline railway station and bus services. The accommodation comprises an entrance hall, a spacious living/dining room, a fitted kitchen/breakfast room and to the first floor there are three bedrooms, a shower room, a separate w.c and a study/office. The property benefits from double glazing, gas central heating, off road parking and an enclosed rear garden. Viewing is essential to fully appreciate all that this property has to offer.

Entrance Hall

With radiator, partly panelled walls, understairs storage, stairs to First Floor.

Living/Dining Room

26'9 x 11'6
With two radiators, two feature fireplaces one being gas, double glazed bay window to the front with fitted shutters, double glazed window to the rear with fitted shutters.

Kitchen/Breakfast Room

19'0 x 9'7
Comprising matching range of wall & base units, worksurface, inset 1 & 1/2 bowl sink unit, fitted gas hob with extractor hood over, fitted eye level Neff oven, space for American style fridge/freezer, space for washing machine, tumble dryer & dishwasher, fitted wine cooler, space for table & chairs, two double glazed windows to the side, double glazed doors to the rear.

First Floor Landing

With two radiators, partly panelled walls, loft hatch.

Bedroom One

15'0 x 11'7
With three radiators, double glazed bay window to the front with fitted shutters.

Bedroom Two

11'1 x 10'10
With radiator, double glazed window to the rear with fitted shutters.

Bedroom Three

9'10 x 9'9
With radiator, built-in cupboard, double glazed window to the rear with fitted shutters.

Study

With radiator, double glazed window to the front.

Shower Room

Comprising shower cubicle with waterfall shower head & jets, vanity unit with inset wash hand basin with waterfall tap, low level w.c, vertical radiator, tiled floor, double glazed frosted window to the side with fitted shutters.

Separate W.C

Comprising low level w.c, wash hand basin, radiator, double glazed frosted window to the side.

Outside

To the front there is off road parking for one vehicle & a pathway to the entrance. To the rear there is a patio area, an area of astro-turf, composite decking area with pergola, outside electrics and an outbuilding.

NB

Council tax band: C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

