



**119 Parker Road,
Hastings, East Sussex TN34 3TP
£215,000**

Offered for sale with no onward chain, an opportunity has arisen to purchase this three bedroom semi detached house that could be easily personalised to the tastes and preferences of the buyers. Enjoying off road parking to the front for two vehicles and a generous garden to the rear, the property affords double glazing, gas fired central heating and accommodation comprising of an entrance porch, hallway, lounge/diner, double aspect kitchen, to the first floor three well proportioned bedrooms and a bathroom/wc. The property is found in a popular road enjoying immediate ease of access to local amenities and a choice of schooling. Properties within this road rarely remain on the open market for any length of time and early viewings come highly recommended via appointed agents Rush Witt & Wilson.

Entrance Porch

Double glazed sliding entrance door to front, double glazed door leading through to:

Entrance Hall

Double glazed window to side, radiator, carpeted stairs rising to the first floor, telephone point, understairs storage cupboard, thermostatic control, access to:



Lounge/Diner

26'1 x 11' (7.95m x 3.35m)

Double aspect with the lounge area affording a double glazed bay window to front, radiator, carpet as laid, picture rail, shelving to recess, the dining area has double glazed sliding patio doors to rear providing views and access onto the garden, continuation of the carpet, centre piece gas fire, radiator, picture rail.



Kitchen

14'3 x 6'6 (4.34m x 1.98m)

Double aspect with double glazed windows to side and rear, double glazed door to side, range of matching wall and base units with work surfaces over, sink unit with double drainer, space for cooker, space and plumbing for washing machine, space for fridge and freezer, larder recess with an opaque window to side, radiator, wall mounted boiler.



First Floor

Landing

Large double glazed window to side, picture rail, access to loft space, wooden doors off to the following:

Bedroom One

12' x 9'6 (3.66m x 2.90m)

Double glazed window to front with elevated townscape views, radiator, carpet as laid, built in shelved cupboard.



Bedroom Two

11' x 11' (3.35m x 3.35m)

Double glazed window to rear with elevated views onto the garden and townscape views beyond, radiator, carpet as laid, fitted shelved cupboard, picture rail.



Bedroom Three

10'7 x 6'9 (3.23m x 2.06m)

Double glazed bay window to front with elevated townscape views, radiator, carpet as laid, picture rail.



Bathroom

5'9 x 5'5 (1.75m x 1.65m)

Double glazed opaque window to rear, panel enclosed bath with wall mounted Aqualisa shower and fitted

shower rail, pedestal wash hand basin, low level wc, radiator.

Outside

Front Garden

Off road parking for two vehicles.

Rear Garden

Patio area to the immediate rear, raised area of decking, outside tap, side access, central steps bordered by raised flower beds to a more level area of lawn, close board timber fencing to boundaries and mature shrubs, pathway to side at the far end leading down to a shed.



Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

